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THE BRAMBLES | LITTLEPORT

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*Three Bedroom Detached Family Home - No Chain*

# THE BRAMBLES | LITTLEPORT

Guide Price £289,995 Freehold

## FEATURES

- Walking distance to high street & shops
- Easy access to Littleport Primary School & Academy
- Easy reach to Ely Train Station with links to London & Cambridge
- NO CHAIN
- Detached Family Home
- Low Maintenance Rear Garden
- Garage & Parking

## DESCRIPTION

CHAIN FREE - This very well presented modern detached family home offers good sized accommodation and benefits from a large lounge/diner.

The property also benefits from three bedrooms with an en-suite to the master bedroom, a kitchen with separate utility room, gas fired central heating throughout, Upvc sealed unit double glazing with fitted fly screens to all windows.

There are well maintained gardens to front and rear with artificial grass, a single garage and further parking.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator, laminate panel floor.

### Downstairs WC

Double glazed window to side, W.C, hand wash basin, radiator, laminate panel floor.



## ACCOMMODATION

### Lounge/Diner 27'6" x 10'9" (8.40m x 3.30m)

Fan ceiling light, double glazed window to the front, sliding patios doors to the rear with fly screens behind. Two radiators, laminate panel floor.

### Kitchen 9'5" x 8'1" (2.88m x 2.48m)

Fitted range of modern matching wall and floor cupboard units with work surfaces over incorporating drainer one and a half bowl sink unit with mixer tap; inset four ring gas hob with hood over, built in electric oven, double glazed window to rear ceramic tiled floor; doorway leading to the Utility Room.

### Utility Room 9'5" x 8'1" (2.88m x 2.48m)

Fitted range of modern matching wall and floor cupboard units with work surfaces over incorporating a single stainless-steel sink and drainer, wall mounted boiler, storage cupboard, radiator, ceramic tiled floor, double glazed door to the side.

### First Floor Landing

Loft access, airing cupboard, double glazed window to the side, radiator, carpet floor.

### Master Bedroom 11'3" x 9'10" (3.43m x 3.00m)

Double glazed window to front with fly screen, radiator, carpet floor door leading to the en-suite.

### Ensuite

Shower cubicle with power shower, W.C, hand wash basin, double glazed window to the front, radiator, vinyl floor.

### Bedroom 2 10'11" x 8'9" (3.35m x 2.67m)

Double glazed window to the rear with fly screen, radiator, carpet floor.

### Bedroom 3 11'9" x 8'2" (3.60m x 2.50m)

Double glazed window to the rear with fly screen, radiator, carpet floor. 9ft fitted wardrobe that can be removed if not needed.

### Bathroom

White suite comprising, panel bath with mixer taps and shower attachment, W.C, hand wash basin, double glazed window to the rear, radiator, vinyl floor.

### Outside

To the Front is laid with artificial grass lawn a path leading to the front door. To the side of this is a block paved driveway parking for at least two vehicles. This leads to a single garage with a roller door power and light and eve storage. To the rear is an enclosed rear garden mostly laid with a artificial grass lawn pathed patio area all enclosed by 6ft fencing.

### Situation & Area

Littleport nestles on the banks of the river Great Ouse in Cambridgeshire. A few minutes drive from the cathedral city of Ely and only 20 miles from Cambridge itself, this charming village offers all the quiet pleasures of country living without sacrificing any of the conveniences of modern life. Mildenhall and Lakenheath air force bases are within 16 miles.









01638 750241

## Council Tax Band : C

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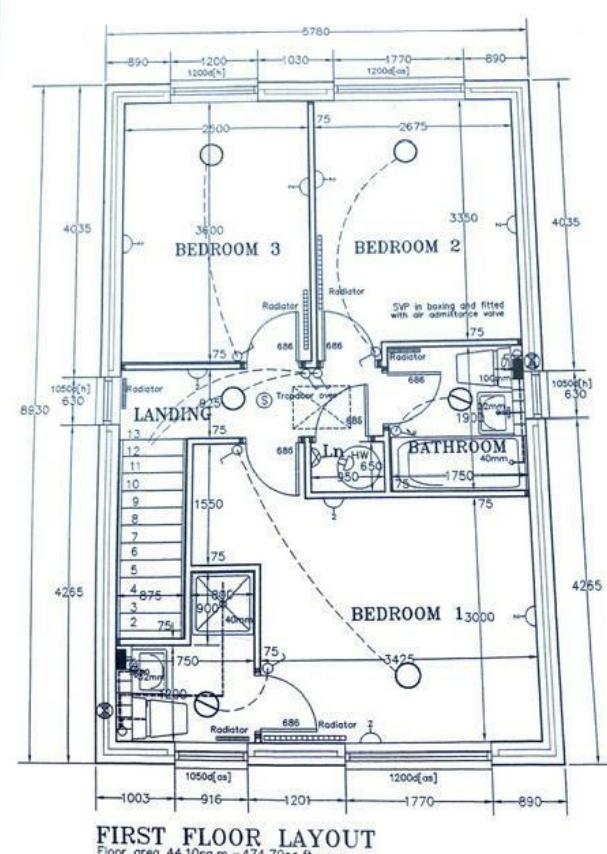
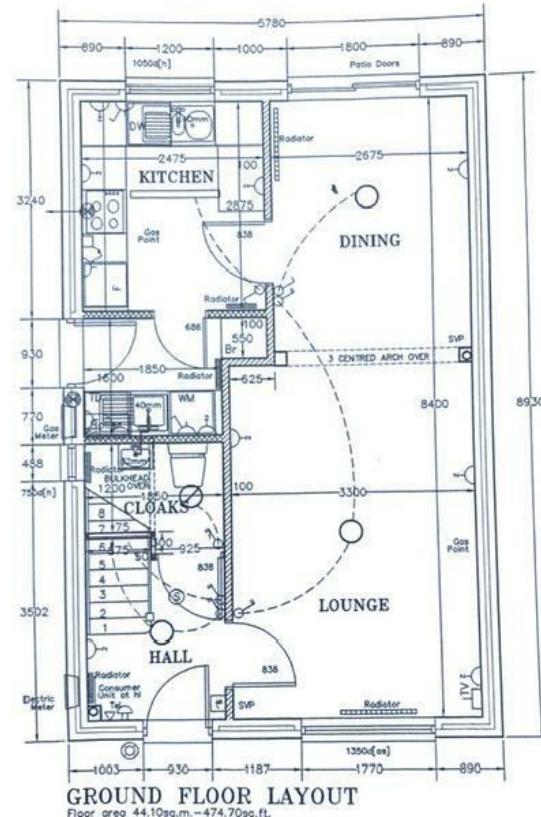
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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A	1%	77%
(81-91) B	10%	70%
(69-80) C	20%	70%
(55-68) D	20%	70%
(39-54) E	20%	70%
(21-38) F	15%	70%
(1-20) G	1%	70%
Not energy efficient - higher running costs	0%	70%

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2009/14/EC