

*To arrange a viewing contact us
today on 01268 777400*



Kingsmead Court, Ely Guide price £225,000

Beautifully Refurbished Two Bedroom Semi-Detached Home in the Heart of Littleport

Aspire Estate Agents are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, which has been recently and comprehensively refurbished to a high standard throughout. Offering stylish, modern interiors combined with a practical layout, this property is ideal for first-time buyers, downsizers or investors seeking a move-in ready home in a well-connected village location. Guide Price £225,000 to £235,000

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open plan living room leading to a stunning fitted kitchen/diner with doors opening to the landscaped rear garden. On the first floor are two well-proportioned bedrooms, and a beautifully appointed modern bathroom. The property has been extensively updated throughout, including new flooring, décor, fixtures and fittings, creating a fresh and contemporary finish.

Externally, the property benefits from a beautiful landscaped garden, providing an excellent space for relaxing or entertaining, together with ample off-road parking. Guide Price £225,000 to £235,000

Location

Situated in the popular village of Littleport, one of the largest settlements in East Cambridgeshire with a population of just under 10,000, the property enjoys the perfect balance of rural charm and everyday convenience. Located approximately 5 miles north of Ely and around 30 miles from Cambridge, Littleport has become an increasingly popular location for commuters and families alike.

Positioned on the edge of the beautiful Fenland landscape, residents can enjoy miles of exceptionally flat countryside, rich agricultural surroundings, scenic rivers, and an abundance of walking and cycling routes. The area is renowned for its picturesque open views and traditional Fenland character.

Littleport offers excellent transport connections, with its railway station providing direct services to Ely, Cambridge, Peterborough and connections onwards to London. Ely can be reached in approximately 10 minutes by train, while the nearby A10 offers convenient road links to Cambridge, King's Lynn and surrounding areas.

The village itself offers an excellent range of amenities including supermarkets, independent shops, cafés, traditional pubs, schools and healthcare facilities. Local attractions include the historic St George's Church, riverside walks along the Great Ouse, and the stunning natural scenery that makes the area so desirable.

This exceptional home combines modern living with an attractive village lifestyle, making it an outstanding opportunity for buyers seeking a beautifully finished property in a thriving and well-connected Cambridgeshire location.

Viewing is highly recommended to fully appreciate

everything this superb home has to offer.

Open plan lounge/kitchen/diner - 21'2ft x 14'9ft (6.44m x 4.49m)

Bedroom One - 12'0ft x 10'10ft (3.66m x 3.30m)

Bedroom Two - 8'11ft x 8'3ft (2.73m x 2.52m)

Bathroom - 6'9ft x 4'9ft (1.82m x 1.45m)

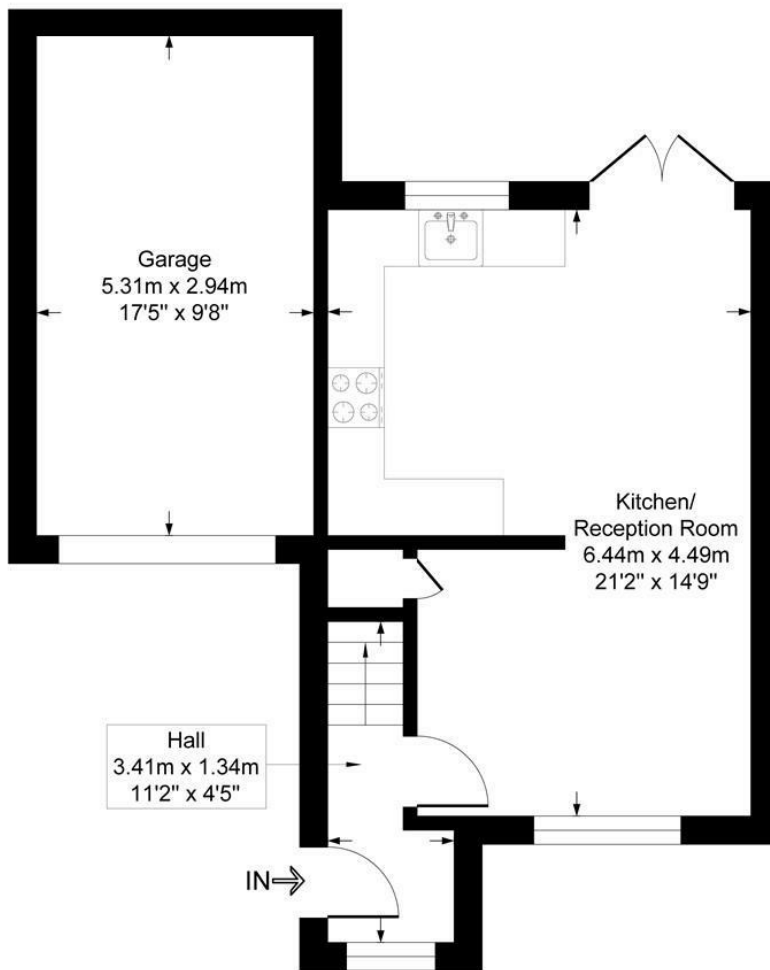
Garage - 17'5ft x 9'8ft (5.31m x 2.94m)

Under the estate agents act 1979 we would like to note that the seller has a connection with the estate agents.

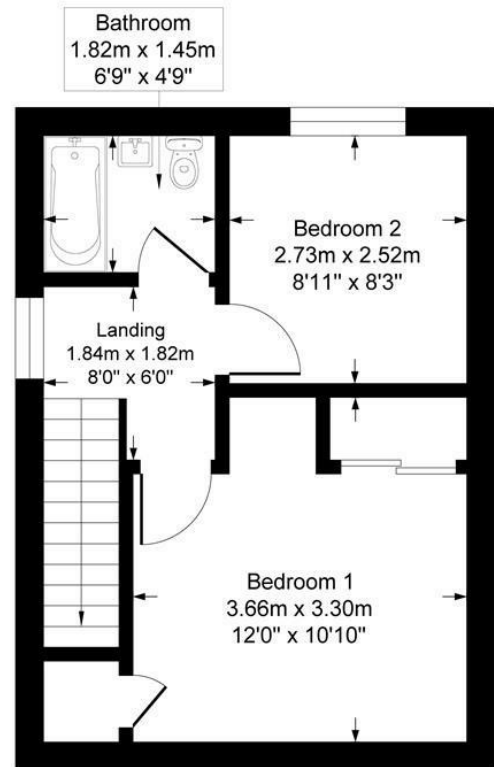
Historically, a nearby tree caused minor movement to the garage structure; however, the tree has since been removed, monitored by the insurance company and there have been no further issues reported.

Kingsmead Court

Approximate Gross Internal Floor Area = 75.7 sq m / 815 sq ft

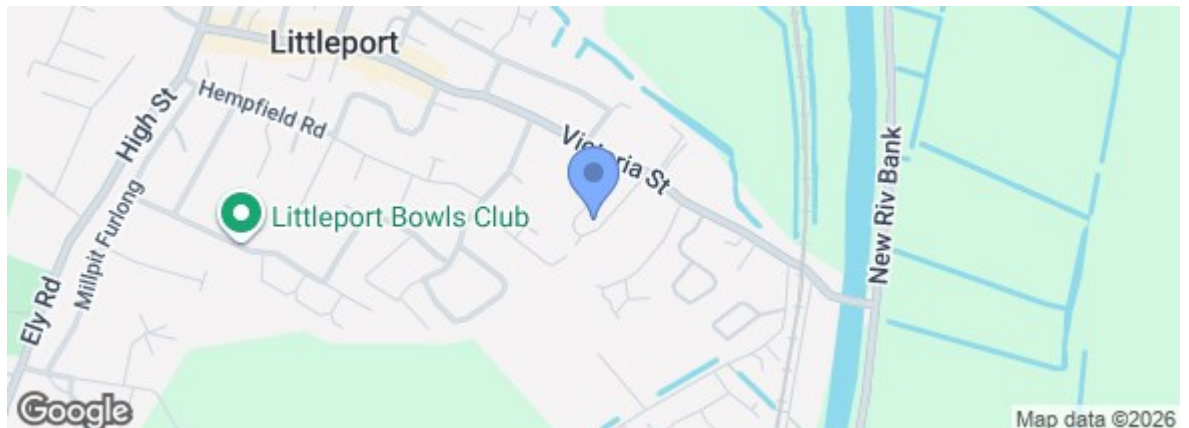


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.