



9 Law Close, Littleport, Cambridgeshire, CB6 1TS

9 Law Close, Littleport, Cambridgeshire, CB6 1TS

We are delighted to offer this well-presented two-bedroom home, ideally situated in the ever-popular village of Littleport.

A pathway leads to the front door, opening into a welcoming hallway with hard flooring and access to the kitchen. The kitchen features a range of wall and base units, wooden worktops, sink and a half, built-in ceramic hob and electric oven, along with space for a fridge-freezer and washing machine. A front-facing window provides plenty of natural light.

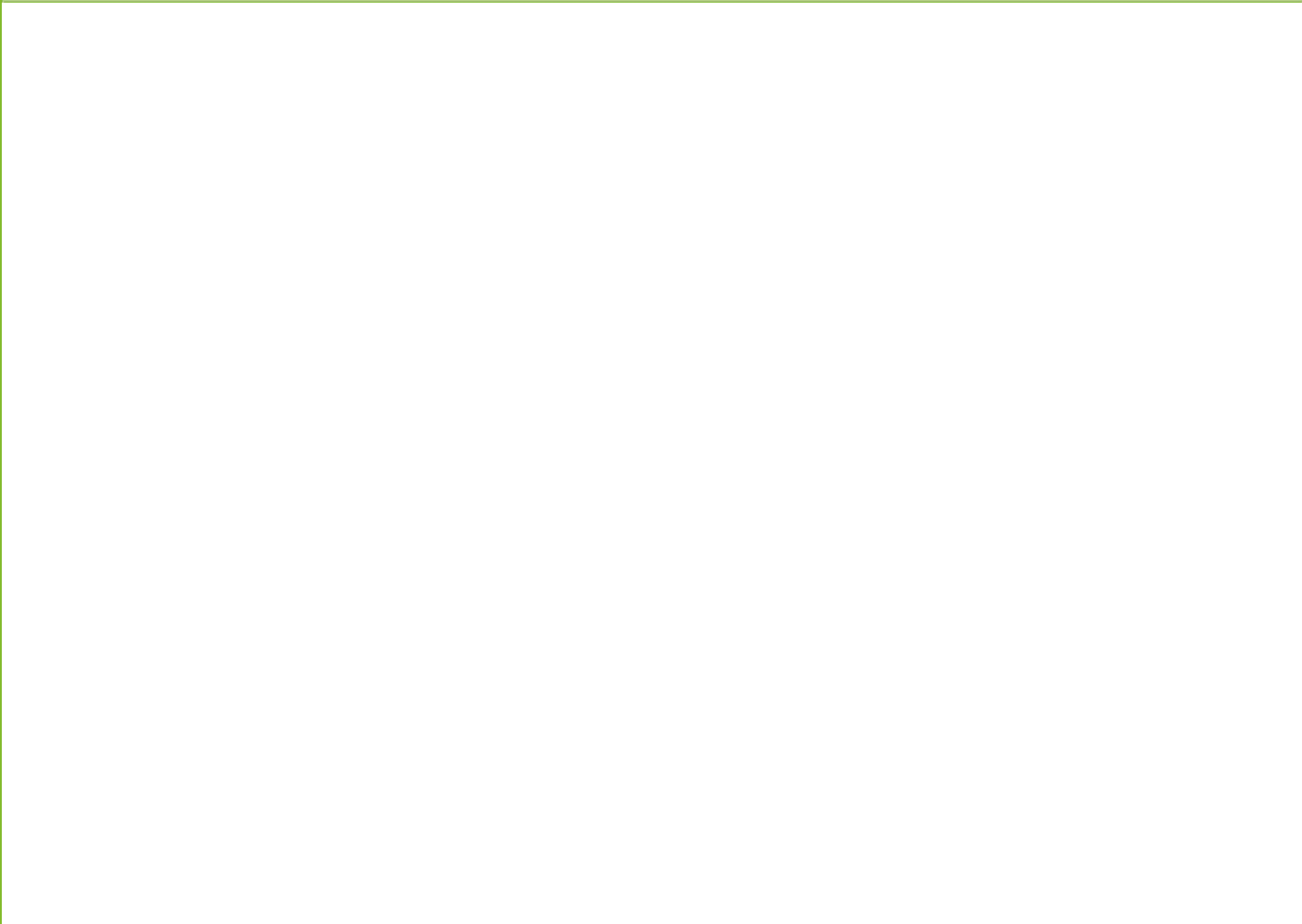
The sitting/dining room benefits from hard flooring and a feature light display with LED illumination. Sliding doors open into the conservatory, creating an excellent additional living space. From here, a further door leads out to the fully enclosed rear garden, complete with a raised terrace area ideal for outdoor dining or relaxation.

To the front, the property offers off-road parking on a private driveway leading to a single garage, which also includes a pedestrian door providing convenient access to the garden.

Features Council Tax Band: B







TENURE

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.