

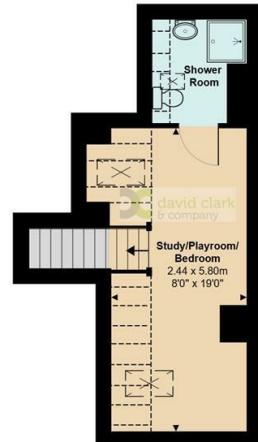
Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | [sales@clarkhomes.co.uk](mailto:sales@clarkhomes.co.uk)  
[clarkhomes.co.uk](http://clarkhomes.co.uk)



**6 New Road, Littleport, CB6 1PX**

**Asking Price £270,000**





SECOND

- **Fine Edwardian Semi-Detached House in Central Village Location**
- **Kitchen, Separate Sitting Room & Dining Room**
- **Converted Attic Created Excellent Additional Accommodation**
- **Gas Fired Radiator Heating**
- **Enclosed Garden**
- **Well Placed For Access to Local Facilities & Railway Station**
- **2/3 Bedrooms & 2 Bath/Shower Rooms**
- **Sealed Unit Double Glazed Windows**
- **Parking & Detached Single Garage**
- **Open Outlook to Rear**



PRICE RANGE £270,000 - £275,000. An impressive semi-detached Edwardian house situated in a fine central location, well placed for access to all local facilities and a mainline railway station. The property offers excellent, versatile accommodation which is arranged over three floors comprising 2 reception rooms and kitchen at ground floor level, 2 bedrooms and a bathroom at first floor level and the attic has been converted to create a study/playroom/child's bedroom with adjoining shower room, although it should be noted that head height is severely restricted. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is off road parking, detached Single Garage 4.93m x 3.05m (16'2" x 10') with up and over door, power, light and personal door to side. An enclosed garden, enjoys an open outlook to the rear and contains an area of lawn, paved terrace and timber shed. The Council Tax rating is currently Band B and the EPC rating is currently Band E.

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and schools catering for all ages. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

Directions to the property using What3Words.

Enter the link in your browser then click on Waze or Google Maps:

<https://w3w.co/decent.minds.sprouting>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92+)			
A			
81-91% B			
69-80% C			
55-68% D		74	
39-54% E			
21-38% F		52	
1-20% G			
Not energy efficient - higher running costs			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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