

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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57 Yeomans Way, Littleport, CB6 1FL  
Asking Price £300,000





About 100.3 m<sup>2</sup> ... 1080 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

- Extremely Well Presented Semi-Detached House
- Situated Within The Established 'Highfields' Development
- Sitting Room & Spacious Kitchen/Dining/family Room
- Entrance Hall & Cloakroom
- 3 Bedrooms & 2 bath/Shower Rooms
- Gas Fired Radiator Heating
- Upvc Sealed unit Double Glazed Windows
- Single Garage & Parking to Side
- Enclosed West facing garden to Rear
- Ideal First Time Purchase or Investment



A modern semi-detached house situated within the established 'Highfields' development. Well presented throughout, the property offers excellent accommodation comprising:- entrance hall, cloakroom, sitting room, spacious L-shaped kitchen/dining/family room, 3 good sized bedrooms and 2 bath/shower rooms (1 en suite). There is a small open plan garden to front, parking and single garage to side and a fully enclosed west facing garden to the rear. Heating is gas fired to radiators, windows are Upvc sealed unit double glazed and mains gas, electric, water and sewage are connected to the property. The Council Tax rating is currently Band C and the EPC rating is currently being assessed. In line with other major developments, there is a service charge payable for the upkeep of any communal areas and the amount payable is currently £175.00 per annum.

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.. The property is particularly well placed for access to Millfield primary School.



Directions to the property using What3Words.  
 Enter the link in your browser then click on Waze or Google Maps:

<https://w3w.co/rebounded.saturnate.patch>

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

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