



16 Croft Park Road

Littleport, Ely, Cambs, CB6 1NZ

Guide Price £215,000



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Littleport

Littleport is a small town of approximately 11,000 population, situated 5 miles to the north of the City of Ely, and some 20 miles from the City of Cambridge, bounded to the west by the A10, and to the east by the River Great Ouse.

There has been a considerable expansion of housing in Littleport over the last twenty years, as Littleport has become more economically viable for those priced out of Cambridge & Ely. Having a direct rail service between Kings Lynn to the north and on to Ely, Cambridge and Kings Cross, London has made Littleport a convenient location for those looking to relocate and Littleport has good road links for travelling throughout the region.

The town has two primary schools and various pre-school options, a secondary school, and a special educational needs school. The new school campus also includes a leisure centre. Sixth Form options are available in Ely and Cambridge, and the well-regarded Kings School in Ely provides education within the private sector. Medical facilities are offered by St Georges GP practice, the nearby Princess of Wales Minor Injuries Hospital in Ely, a Dental practice and an Ophthalmic Optician.

Littleport is also home to numerous clubs and societies catering for the very young to the more mature residents. There are a range of retail shops to meet day to day needs with a Co-op store on Wisbech Road. Waitrose/Sainsburys/Tesco/Aldi and many independent retailers, and the Thursday general market can be found in Ely.

Description.

Well presented 2 bed terraced home, located in a popular residential location. The property benefits from gas fired central heating, double glazing, two double bedrooms, conservatory, open plan living, single garage and off-street parking. An ideal first-time purchase or buy to let investment, early viewing is recommended.

Entrance Hall - 4.04m x 1.75m (13'3" x 5'9" inc stairs.)

Stairs to first floor. Radiator. Coved ceiling with light point. Glazed door to Living Room.

Understairs storage cupboard. Further storage cupboard. Door to kitchen/diner.

Living Room - 4.04m x 3.15m (13'3" x 10'4")~
Double glazed window to the front aspect. Central heating thermostat. Dimmer switch. Coved ceiling with light point. Radiator. USB plug socket.

Kitchen/Diner - 5.05m x 2.74m (16'7" x 9'0")`
Range of units at base and wall level; with roll top work surfaces over. Single bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Coved ceiling with 2 light points. Radiator. Built-in double oven. 4-ring electric hob with extractor over. Space and plumbing for automatic washing machine or dishwasher. Double glazed patio doors to the conservatory. Opening to living room.

Conservatory - 3.71m x 1.88m (12'2" x 6'2")
Upvc construction with double glazed patio doors to the rear garden and double-glazed windows to 3 sides. Vent for tumble dryer.

Landing

Access to loft space. Coved ceiling with light point. Cupboard with shelving and gas fired boiler serving central heating and hot water.

Bedroom 1 - 4.09m x 3.18m (13'5" plus wardrobes x 10'5")

Two double glazed windows to the front aspect. Radiator. Coved ceiling with light point. Over stairs bulkhead cupboard. Built-in double wardrobe with mirror fronts.

Bedroom 2 - 3.68m x 2.87m (12'1" x 9'5"max)

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.06m x 1.85m (6'9" x 6'1")

Panelled bath with mixer tap and shower attachment with screen. Fully tiled walls and floor. heated towel rail. Coved ceiling with light point. Extractor fan. Low level WC. Wash basin with cupboard under. Double glazed window to the rear aspect.

Outside

The front garden has hard landscaping which provides off road parking for 2 vehicles. There is also a single garage in block nearby. Gas and Electric meter cupboards. Mature shrub/flower borders. Covered entrance porch.

The rear garden is fully enclosed with timber fencing with a personal gate to the rear. Paved patio area and area of lawn. Timber garden shed with power. Raised flower bed.

Property Information

Local Council is East Cambridgeshire District Council.

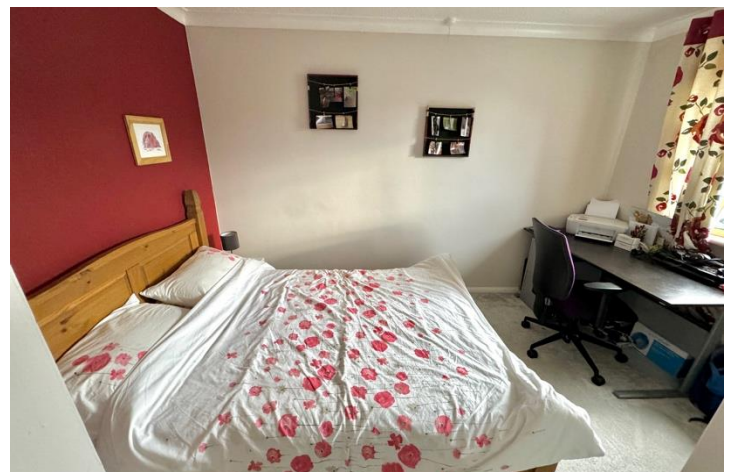
Council Tax Band is B (£1,777.88 for 2024/25)

The property is Freehold, traditionally constructed and registered under Title CB42998.

All main's services are connected

The vendor informs us there are no restrictive covenants, easements, wayleaves or rights of way.

Estimated Broadband Speeds are: Standard 19mbps, Superfast 80mbps.

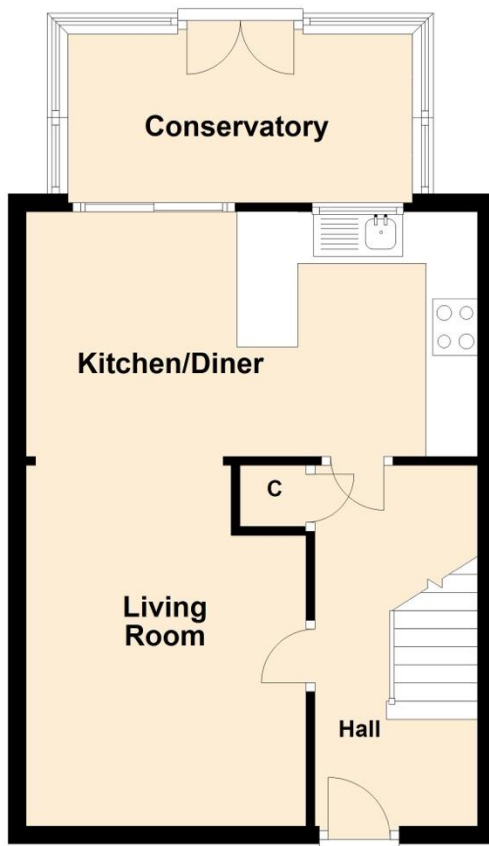




Floor Plan

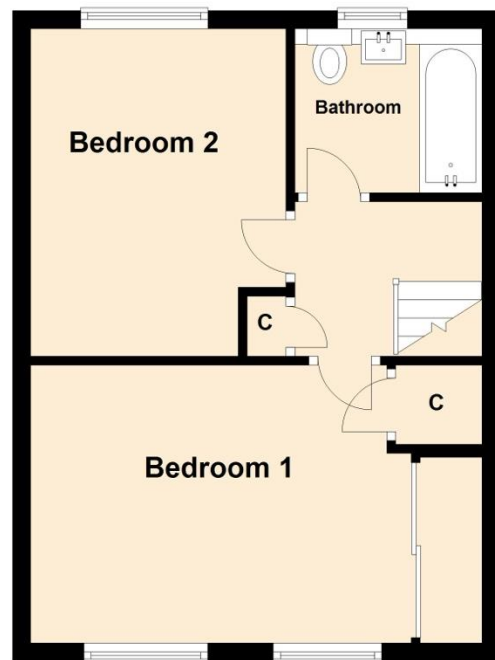
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 73.0 sq. metres (786.3 sq. feet)

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		