



2 Seymour Drive

Littleport, Ely, Cambs, CB6 1TT

Guide Price £260,000



Surprisingly spacious, newly constructed, 2 bed semi-detached home on this small cul-de-sac development of just 4 homes, built by respected local builders, Buckingham & Sparrow Ltd. The homes are offered with a 10-year LABC Warranty and this ideal first time buy/investment property benefits from Air Source Heating, double glazing, cloakroom, kitchen with integrated appliances, 2 double bedrooms, dual aspect Lounge/Diner and off-road parking for 2/3 vehicles. Early viewing is recommended.



Littleport

Littleport is a small market town of about 8,000 people, located on the A10 between Ely and Downham Market. It is served by a railway giving access to Cambridge and London Kings Cross. It has a historic town centre, with a range of small local and independent shops, which serve the surrounding area. Other facilities include a secondary school, two primary schools, a library, medical centre, post office and a sports and leisure centre.

Hallway - 3.51m x 1.93m (11'6" x 6'4")

Stairs to first floor. Understairs storage space. Fusebox. Two ceiling light points. Mains wired fire alarm. central heating thermostat. Cupboard housing Fujitsu boiler serving heating and hot water. Underfloor heating.

WC - 1.68m x 0.84m (5'6" x 2'9")

Low level WC. Wash basin with mixer tap and cupboard under. Ceiling light point. Extractor fan.

Lounge Diner - 5.54m x 3.2m (18'2" x 12'6" narrowing to 10'6")

Double glazed patio doors to the rear garden. Double glazed window to the front aspect. TV & Telephone points. Two ceiling light points. Underfloor heating with wall mounted programmer.

Kitchen - 2.9m x 2.39m (9'6" x 7'10")

Range of cupboard & drawer units at base and wall level, with work surfaces over and matching up-stands. Double glazed window to the front aspect. Integrated appliances including Dishwasher, Fridge/Freezer. Single under oven. 4-Ring electric hob with splash-back & extractor above. Underfloor heating with programmer.

Landing - 2.24m x 1.5m (7'4" x 4'11")

Radiator. Ceiling light point and access to loft space. Mains wired fire alarm. Central heating thermostat.

Bedroom 1 - 4.47m x 3.25m (14'8" x 10'8")

Double glazed window to the front aspect. Radiator. TV point. Ceiling light point. Cupboard housing hot water tank with shelving.

Bedroom 2 - 3.51m x 3.15m (11'6" x 10'4")

Double glazed window to the rear aspect. Radiator. TV point. Ceiling light point.

Bathroom - 1.98m x 1.98m (6'6" x 6'6")

Panelled bath with mixer tap and shower/screen over. Low level WC. Pedestal wash basin with mixer tap. Heated towel rail. Double glazed window to the rear aspect. Extractor fan. Spotlights to ceiling. Shaver socket. Tiled splash areas.

Outside

The front garden has a ramped path leading to the entrance door. Outside tap. Electric meter cupboard. Outside light. There is a block paved driveway to the side of the house providing off road parking for 2/3 vehicles, with a personal gate leading to the enclosed rear garden.

The rear garden has a paved patio on which sits the Fujitsu Air Source Heat Pump. There is an outside light adjacent the patio doors.

Property Information.

Local Council is East Cambridgeshire District Council
Council Tax Band is

The PEA (Predicted Energy Assessment) Rating is 85 (B)

Electricity & Water are mains supply. Sewerage is via a pumped system to the mains and surface water to an attenuation basin at the rear of plot 4.

Air Source Heat Pump supplies hot water and central heating.

Broadband speed TBC.

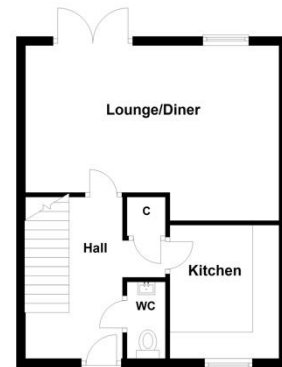
The vendor informs us there are no flood risks, restrictive covenants, easements or rights of way.

There is a shared responsibility for the driveway, foul water pumping station and the surface water attenuation basin.

LABC 10-year Building Warranty



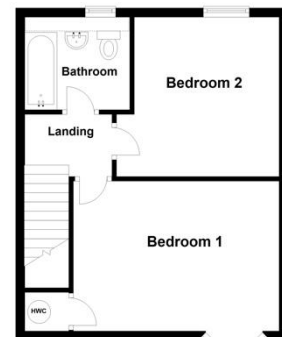
Floor Plans



Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)

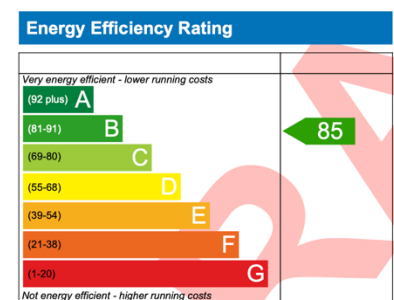
Total area: approx. 75.5 sq. metres (812.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.3 sq. feet)

Predicted Energy Graph



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.

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