



RYE CLOSE, LITTLEPORT, CB6 1GH

PRICE GUIDE: £400,000

GAVIN HUMAN

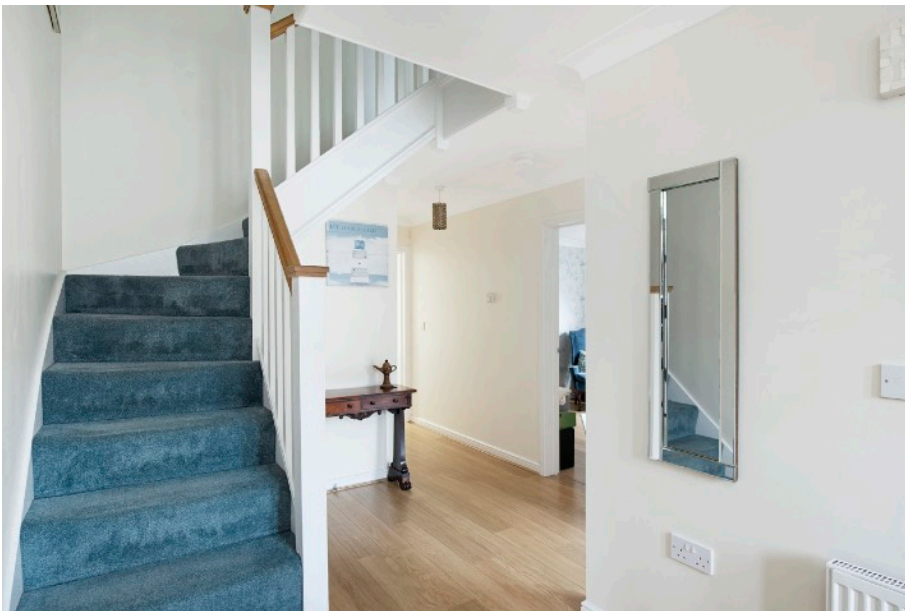
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This delightful family home in the conveniently located village of Littleport offers not only a substantial amount of space, but also a wealth of options and opportunity with the variety of rooms it presents.

From a wide and welcoming front hall, to the three reception rooms, and on to the Master and Guest bedrooms both offering en-suite; this property warmly rewards an in person viewing.

This home offers quick and easy access via Littleport Station to Ely, Cambridge and beyond.



- 3 reception rooms
- Breakfast kitchen with French doors to garden
- 4 bedrooms with office / 5th bedroom
- Master bedroom with en-suite
- Guest bedroom with en-suite
- Detached garage with private access and parking
- Private rear garden, not directly overlooked
- Offered for sale with NO CHAIN



Kitchen (with French doors to patio).

2nd reception room - currently gym



Lounge (with French doors to patio.)

3rd reception room - currently music room





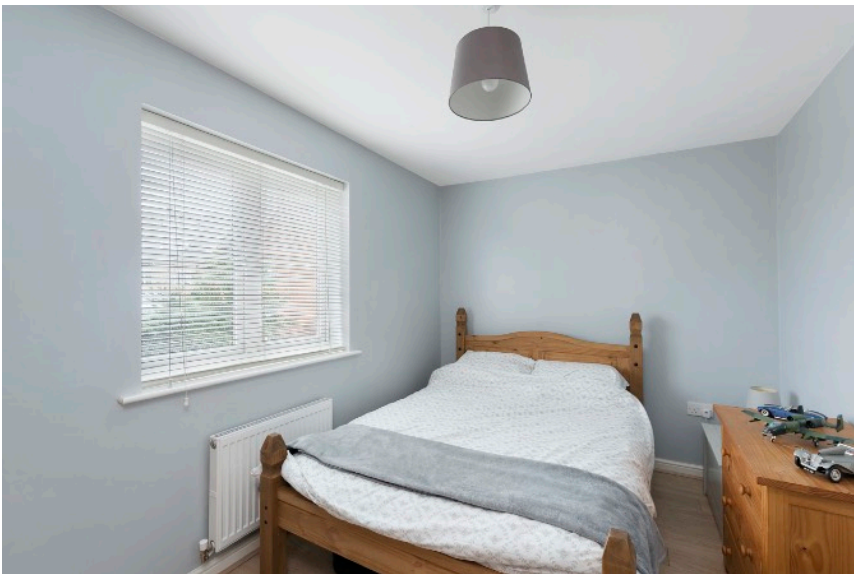
Principal bedroom (with ensuite)

Bedroom Four



Second bedroom (with en-suite)

Bedroom Three



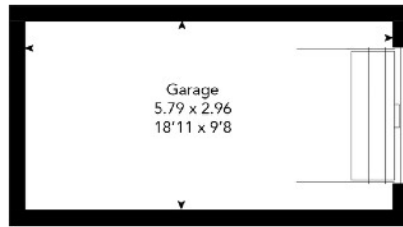


Approximate Gross Internal Area = 170 m² / 1830 ft²

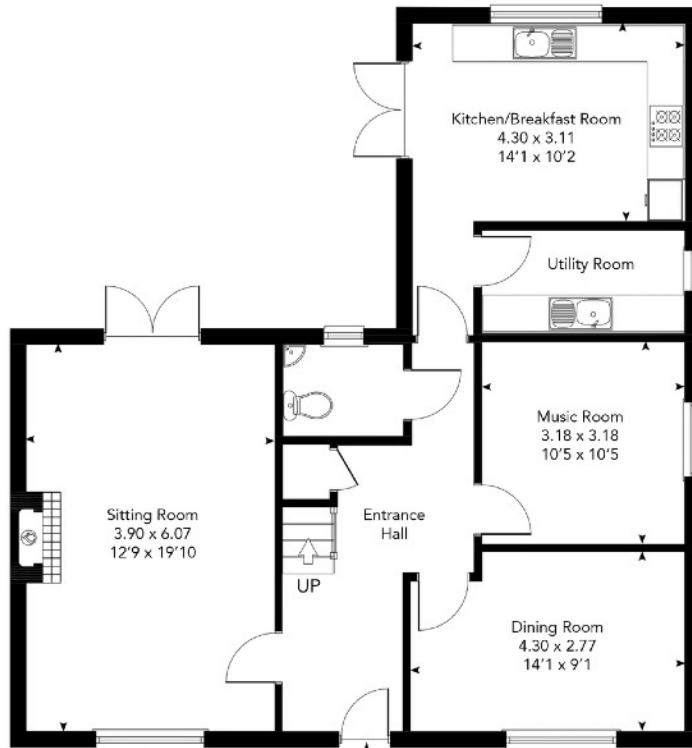
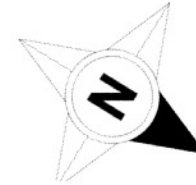
Garage = 17 m² / 183 ft²

Total = 187 m² / 2013 ft²

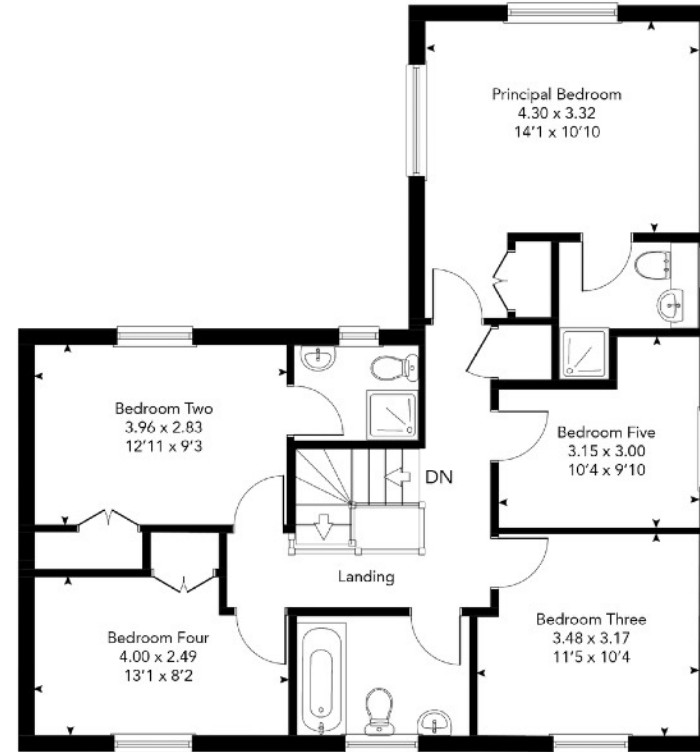
For identification purposes only - Not to scale



Garage



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Semi-detached house
Bedrooms	5
Council Tax	Band E
Square footage	1830 square feet (approximately)
EPC Rating	C
Age	2007
Last sold date	N/A
Title Number	CB360342
Plot size	0.05 acres
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	East Cambridgeshire
Flood Risk River & Seas	No
Flood Risk surface water	Low
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	16 mbps
Superfast	80 mbps
Ultrafast	1000mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

Ee	Green
3 (Three)	Amber
O2	Green
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Littleport Rail Station	1.04 miles
Ely Rail Station	4.52 miles

Trunk Roads/Motorways

M11 J14	18.03 miles
M11 J13	19.08 miles
M11 J12	20.53 miles
M11 J11	21.97 miles
M11 J10	25.46 miles

Airports/Helipads

Stansted Airport	39.07 miles
Luton Airport	48.87 miles

TRANSPORT (LOCAL)

Bus stops

Atkins Close	0.3 miles
Eastfields	0.22 miles
Friars Way	0.31 miles
Health Centre	0.34 miles
Upton Lane	0.28 miles

SCHOOLS

Primary

Millfield Primary School	0.27 miles
Littleport Community Primary School	0.36 miles
Downham Feoffees Primary Academy	2.74 miles
Isle of Ely Primary School	3.26 miles

Secondary

Vista Academy Littleport	0.65 miles
Highfield Littleport Academy	0.83 miles
Ely College	3.58 miles
Highfield Ely Academy	3.75 miles

10 year history of average house prices by property type in CB6

Detached	+79.46 %
Semi-Detached	+79.21 %
Terraced	+72.95 %

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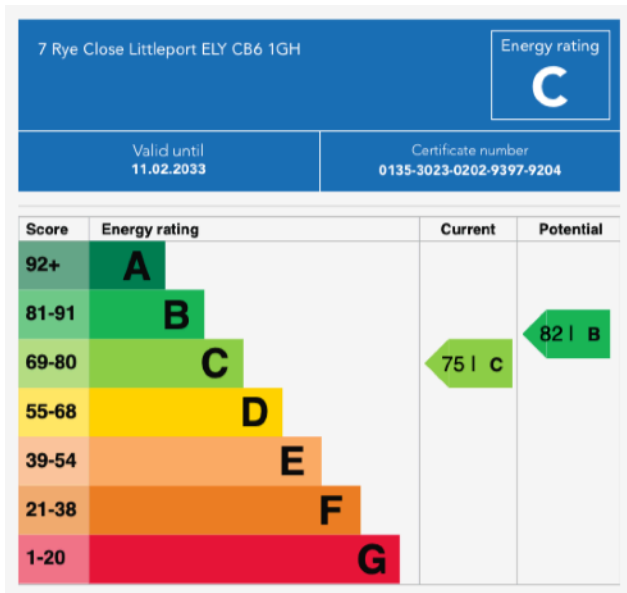
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