



BARKHAMS LANE, LITTLEPORT, CB6 1NN

OFFERS IN EXCESS OF: £450,000

GAVIN HUMAN

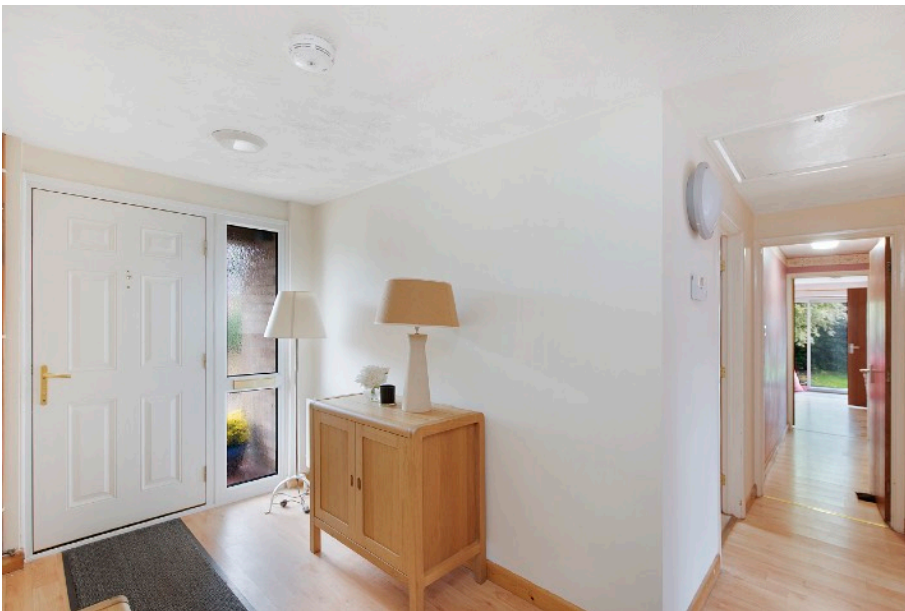
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CAMBRIDGE ESTATE AGENT

This charming detached bungalow offers plenty of surprises and presents an opportunity to develop a spacious home into whatever you need it to be.

There are 3 double bedrooms, the master bedroom offering en-suite whilst the 4th bedroom could become an office or hobbies room.

Extra potential is offered via the garage and workshop that are both accessible via internal doors from the utility room that is next to the extended breakfast kitchen.



- Detached bungalow
- 4 bedrooms
- Master bedroom with ensuite
- Open plan living area with double doors to garden
- Immaculate Breakfast/Kitchen
- Garage and off road parking
- Large workshop and garage accessible from house.
- NO CHAIN



Sitting room



Sitting room

Open sitting room

Sitting room / dining area





Extended breakfast kitchen

Extended breakfast kitchen



Extended breakfast kitchen

Utility room with internal access to garage and workshop





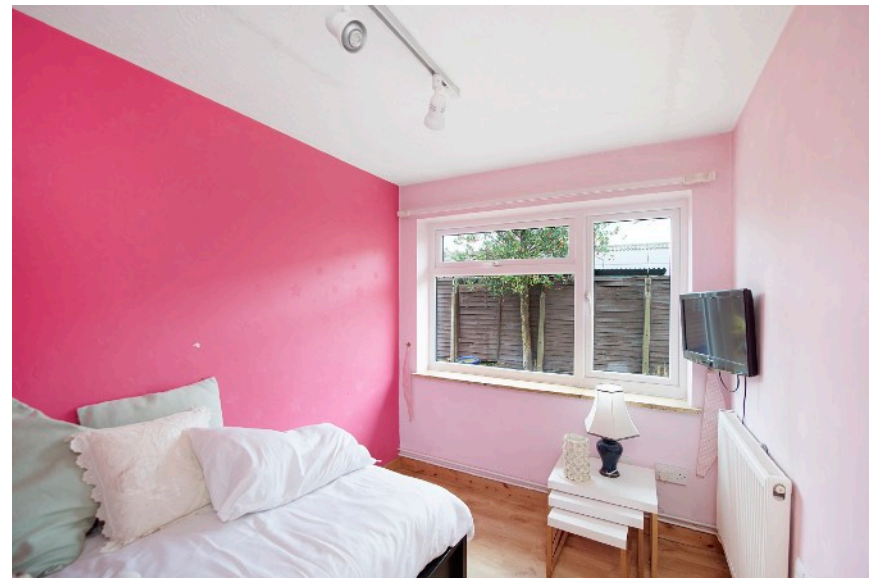
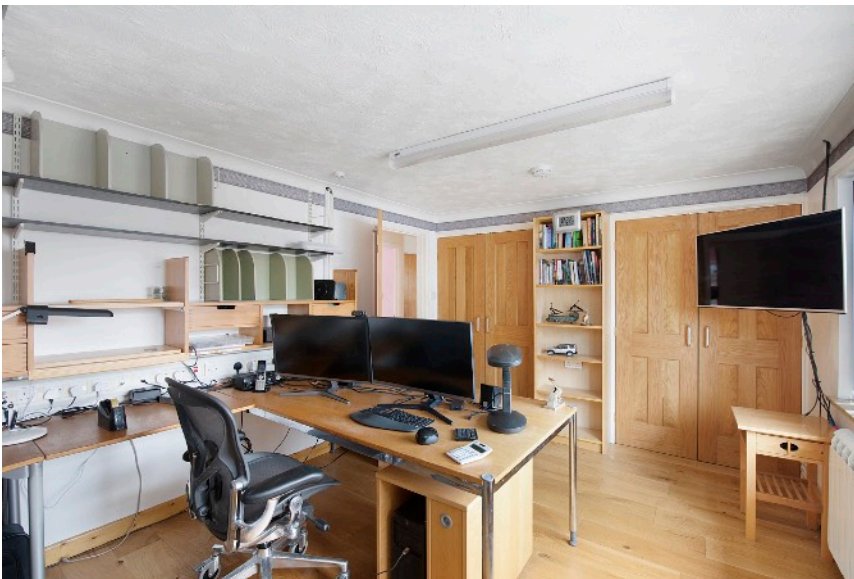
Master bedroom with en-suite

Second bedroom with 2 double closets



Master bedroom with storage and doors to garden

4th bedroom/ office



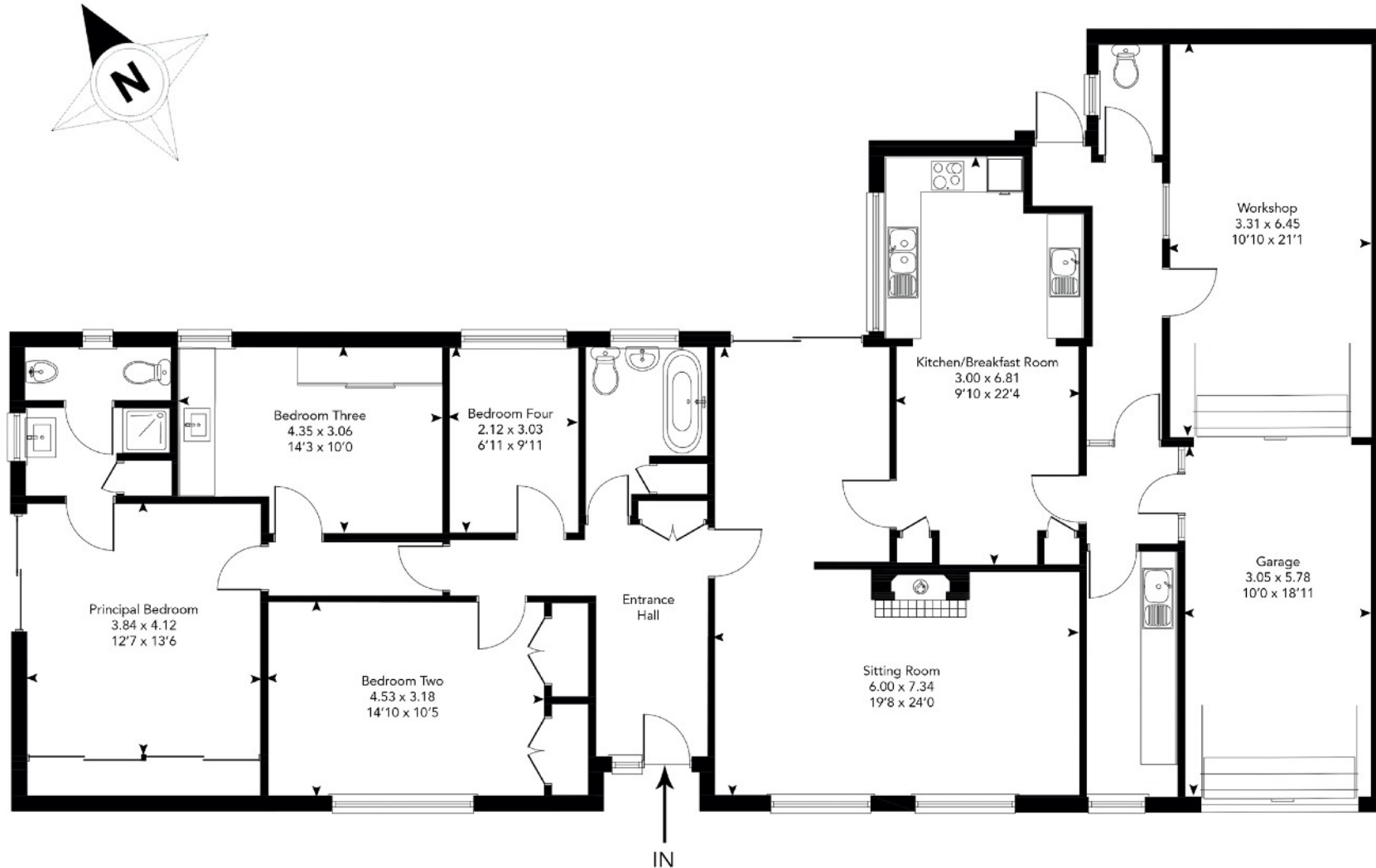


Approximate Gross Internal Area = 194 m² / 2088 ft²

Garage = 40 m² / 430 ft²

Total = 234 m² / 2518 ft²

For identification purposes only - Not to scale



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	Detached
Bedrooms	4
Council Tax	Band E
Square footage	2518 including garage
EPC Rating	TBC
Age	1963
Last sold date	2008
Title Number	CB431220
Plot size	0.15 acres
Heating	Gas Central Heating
Tenure	Freehold
Walls	Brick

LOCAL AREA

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

CONNECTIVITY

Standard	18 mbps
Superfast	62 mbps
Ultrafast	1000 mbps

Cable/Satellite TV availability

BT Yes

Sky Yes

Mobile Signals (based on calls indoors)

Ee Amber

3 (Three) NA

O2 Amber

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	0.56 miles
Ely Rail Station	4.83 miles
Shippea Hill	4.79

Trunk Roads/Motorways

M11 J14	18.44 miles
M11 J13	19.47miles
M11 J12	20.9 miles
M11 J11	22.21 miles
M11 J10	25.75miles

Airports/Helipads

Stansted Airport	39.25 miles
Luton Airport	49.3 miles

TRANSPORT (LOCAL)

Bus stops

White Hart Lane	0.03 mile
Granby Street	0.09miles
Globe Lane	0.12 miles

SCHOOLS

Primary

Millfield Primary School	0.69 miles
Littleport Community Primary School	0.74 miles
Downham Feoffees Primary Academy	3.25 miles

Secondary

Vista Academy Littleport	0.72 miles
Ely College	4.0 miles
Kings Ely (Private)	4.62 miles

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

Detached	+86.33 %
Semi-Detached	+84.48 %
Terraced	+76.36 %

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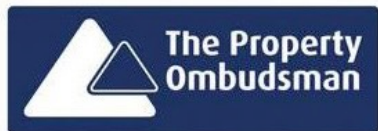
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KEY INFORMATION

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