



6 Rye Close, Littleport Ely CB6 1GH

welcome to

Rye Close, Littleport Ely

William H Brown are offering this three bedroom family home, located on this highly regarded development within easy reach of A10 and local amenities to include village school, co-op super market, public houses and restaurants.

Offering spacious accommodation to include entrance hallway, lounge, fitted kitchen/diner and cloakroom w/c. To the first floor are three bedrooms and family bathroom.

Externally the property enjoys a full enclosed rear garden and access to off-road parking for numerous cars. For sale with no onward chain, competitively priced, early viewing recommended.

To view, please call William H Brown today!

AGENTS NOTE: All services/appliances have not and will not be tested.





Ground Floor



First Floor

Entrance Hall

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

Kitchen / Breakfast Room

18' 2" x 8' 2" (5.54m x 2.49m)

Cloakroom

Bedroom One

12' 5" x 9' 8" (3.78m x 2.95m)

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

Bedroom Three

8' 4" x 8' 1" (2.54m x 2.46m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- CHAIN FREE
- THREE BEDROOMS
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/ELY108648](https://www.williamhbrown.co.uk/Property/ELY108648)



Property Ref:
ELY108648 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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