

property details **approval form**

10 Riverside Park, 21 New River Bank, Littleport, Ely, Cambridgeshire, CB7 4TA

Date: 11 June 2025

Property Ref and Version: ELY109874 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 6 Forehill, ELY, Cambridgeshire, CB7 4AF

T 01353 663311 **E** ely@williamhbrown.co.uk

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>> **price**

£90,000

Tenure: Freehold

>> **key features**

- > TWO BED PARKHOME
- > GROUND RENT PAID UNTIL MAY 2026
- > FULLY FURNISHED EXCL THE TV
- > DRESSING ROOM & EN-SUITE TO MASTER
- > PARKING & GARDEN
- > OPEN PLAN KITCHEN / LOUNGE / DINER
- > EPC Rating: Exempt

>> **short description**

IMMACULATELY PRESENTED PARK HOME AVAILABLE WITH OPEN PLAN LIVING, TWO BEDROOMS, DRESSING ROOM & EN-SUITE TO MASTER, PLUS PARKING. BEING SOLD WITH NO ONWARD CHAIN!!

>> **long description**

40x20ft PARK HOME situated on a secure site in the village of Littleport. This site offers 12 months all year round living and all park homes are top of the range, double glazed and have central heating. Within walking distance is a beautiful pub/restaurant The Swan. There are also exciting nature walks and angling clubs along the River Bank.

Accommodation comprises; modern fitted kitchen/diner/lounge, bathroom, two bedrooms, dressing room & en-suite to master. The caravan also has its own driveway and garden.

Littleport is a large village situated about 7 miles North of the City of Ely with a variety of shops along the High Street and a main line railway station with services connecting to Ely, Cambridge and London. Primary and junior schooling is catered for within the village and there is also a brand new, modern secondary school.

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Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

****GROUND RENT PAID UNTIL MAY 2026 - PLEASE CONTACT AGENT FOR MORE INFO****

>> **Agent Note**

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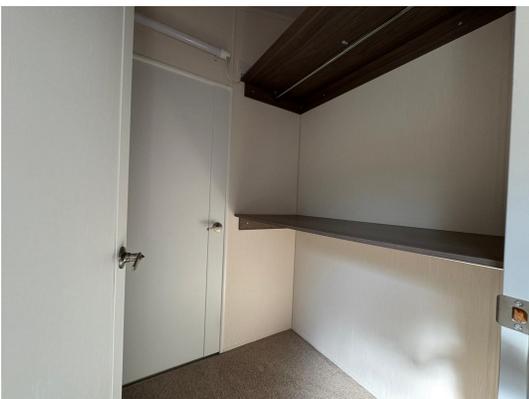
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>> floor plan



Stratford 40 x 20 2 bed

>> approval

	Signature	Date
Eve Jones		
Mr B. Baker		

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