


property details **approval form**

Plot 329 , 9 Crossley Gardens, Littleport, Ely, Cambridgeshire, England, CB6 1TF

Date: 20 June 2025

Property Ref and Version: ELY109850 - 0004



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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

£123,750

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jul 2024.

>> **key features**

- > PLOT 330 - THE FRANCIS
- > THREE BED SEMI DETACHED HOUSE
- > SHARED OWNERSHIP PROPRIETY - PRICE SHOWN BASED ON 45% SHARE
- > KITCHEN DINER WITH INTEGRATED OVEN, HOB & EXTRACTOR
- > WITH OFF ROAD PARKING & GARDEN
- > SPACIOUS LOUNGE
- > DOWNSTAIRS W.C & STORAGE
- > 3 BEDROOMS, FAMILY BATHROOM & FURTHER STORAGE
- > EPC Rating: Exempt

>> **short description**

Welcome to Plot 330 - The Francis, brand new three-bedroom home at Quantum Fields.

Built by Bovis Homes and Linden Homes, this development is situated in the beautiful Cambridgeshire village of Littleport - making it the perfect place to call home. Price is based on 45% share.

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>> long description

The Francis - A Brand New 3-Bedroom Semi Detached Home.

£123,750 is a 45% shared ownership price, based on 100% value of the home at £275,000

Welcome to The Francis a beautifully presented 3-bedroom semi detached house offering stylish, modern living in the thriving town of Littleport.

Step inside to a welcoming entrance hallway complete with a downstairs WC and useful storage cupboard. The heart of the home is the contemporary kitchen/diner, featuring a modern and sleek kitchen with laminate worktops, integrated oven and hob, and vinyl flooring - perfect for both everyday meals & entertaining. The spacious lounge provides a relaxing retreat, with a TV point.

Upstairs, you'll find three well-proportioned bedrooms & a modern family bathroom with a three-piece suite, shower over bath, tiled walls & vinyl flooring.

Outside, the property boasts a turfed rear garden with patio area and gated access to side, landscaped front garden and allocated parking.

Location - Littleport, Cambridgeshire

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and schools catering for all ages. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

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>> room description

Entrance Hall

The entrance hallway features a convenient W.C, useful storage cupboard & provides access to both the Kitchen Diner & the Lounge

W/C

The W.C is fitted with a contemporary white two-piece suite comprising a wash hand basin & WC, complemented by stylish vinyl flooring

Living Room

16' 7" x 8' 10" (5.05m x 2.69m)

A spacious lounge with window allowing plenty of natural light to flow through. The room also includes a TV point, making it perfect for relaxing.

Kitchen/Dining Room

9' 8" x 16' 3" (2.95m x 4.95m)

The modern kitchen comes complete with integrated oven, hob, and extractor. Laminate worktop and coordinating splashback add a modern touch, while a stainless steel sink with mixer tap provides practicality. There is space for a fridge freezer and washing machine, and the room is finished with durable vinyl flooring.

First Floor Landing

Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a bath with sleek shower screen, wash basin, and WC. Stylish floor-to-ceiling tiling surrounds the bath, with a tiled splashback to the wash basin and windowsill. The room is finished with practical vinyl flooring for a clean, modern look.

Bedroom 1

14' 2" x 8' 10" (4.32m x 2.69m)

A spacious master bedroom featuring windows to the side & rear over looking the rear garden

Bedroom 2

12' 6" x 8' 10" (3.81m x 2.69m)

Having a window to the front aspect

Bedroom 3

10' 4" x 7' 1" (3.15m x 2.16m)

Having a window to the rear aspect overlooking the rear garden

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Shared Ownership

Shared Ownership is a great way for you to get a foot on the property ladder if you can't afford to buy a home outright on the open market. It can ease the pressure of needing to save for a large deposit, or having to make high mortgage repayments.

Essentially, it means you'll be buying a share of your home - usually up to 75% - and paying an affordable rent on the remainder. When you're in a position to do so, it's also possible to buy further shares in your home. This is known as Staircasing. Please call the agent to discuss share options.

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>> **property images**



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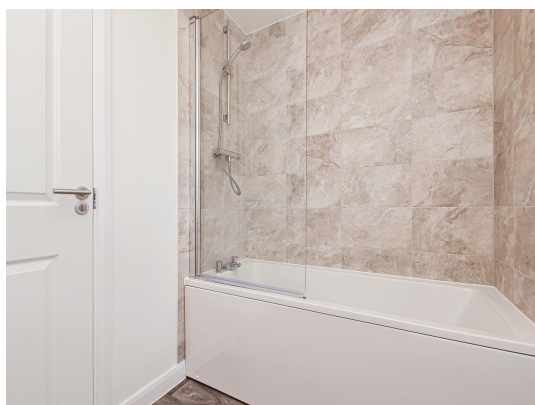
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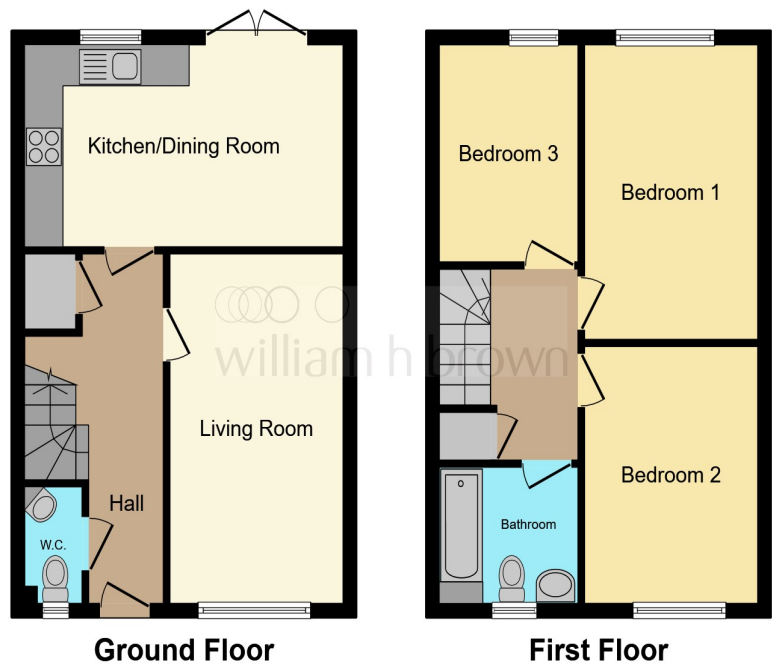
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>> floor plan



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.

>> approval

	Signature	Date
Grace Fridd		
Daniel Sharpe Amplius		