



New River Bank, Littleport CB7 4TA

welcome to

New River Bank, Littleport

A two bedroom park home located on the popular Riverside Park in Littleport with two bedrooms, open plan living, parking and no onward chain. Call today to arrange your viewing,

Open Plan Living Room/Diner

13' 7" x 11' 10" (4.14m x 3.61m)

With two radiators, feature fire, triple aspect windows and opening to:

Kitchen

10' 7" x 7' (3.23m x 2.13m)

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink with mixer tap over, built in cooker with gas hob, space for under counter fridge, built in storage cupboard and doors to:

Shower Room

Fitted with a suite comprising shower enclosure, pedestal wash hand basin, low level w.c, radiator and double glazed window to side.

Bedroom Two

6' 3" x 5' 11" (1.91m x 1.80m)

With radiator and double glazed window to side.

Bedroom One

11' 9" x 9' 3" (3.58m x 2.82m)

With radiator, fitted wardrobes, dual aspect with windows to each side and door to:

En-Suite Cloakroom

Fitted with a suite comprising low level w.c, pedestal wash hand basin, radiator and double glazed window to side.

Outside

The property offers an enclosed garden mainly laid to lawn with storage shed. To the side of the property is the allocated parking.





Agents Notes

1. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). 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. Guidance can be sought from Park homes - GOV.UK (www.gov.uk).
2. The current annual ground rent is approximately £4,500.



view this property online williamhbrown.co.uk/Property/ELY110007



welcome to

New River Bank, Littleport

- Park Home
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Parking
- Shower Room

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£52,500



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/ELY110007



Property Ref:

ELY110007 - 0003

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.



william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk