



The Furrow, Littleport CB6 1GT

welcome to

The Furrow, Littleport

A semi-detached house offered to the market as a 45% shared ownership basis with two double bedrooms, modern kitchen/diner and driveway. Ideal first time purchase.

Lounge

13' 10" max x 12' 4" max (4.22m max x 3.76m max)

With radiator, stairs leading to first floor, double glazed window to front aspect and door to:

Inner Hall

With large storage cupboard and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator and extractor.

Kitchen/Diner

13' 10" x 9' 10" (4.22m x 3.00m)

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in under oven with gas hob and chimney style extractor over, spaces for washing machine and fridge/freezer, radiator, double glazed window to rear aspect and double glazed French doors opening to rear garden.





First Floor Landing

With loft access and doors to:

Bedroom One

13' 10" max x 10' 1" max (4.22m max x 3.07m max)

With radiator, built in wardrobe and two double glazed windows to front aspect.

Bedroom Two

9' 10" x 11' 11" + wardrobes (3.00m x 3.63m + wardrobes)

With radiator, built in wardrobes and two double glazed windows to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window to side.

Outside

To the front of the property there is a shallow garden with lawn area and borders with shrub and plants. To the side of the property there is a driveway offering off road parking for two cars. Gated access leads to the rear garden which has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing.



view this property online williamhbrown.co.uk/Property/ELY109994



welcome to

The Furrow, Littleport

- 45% Shared Ownership
- Semi-Detached House
- Two Double Bedrooms
- Modern Kitchen/Diner
- Downstairs Cloakroom/W.C.

Tenure: Leasehold EPC Rating: B

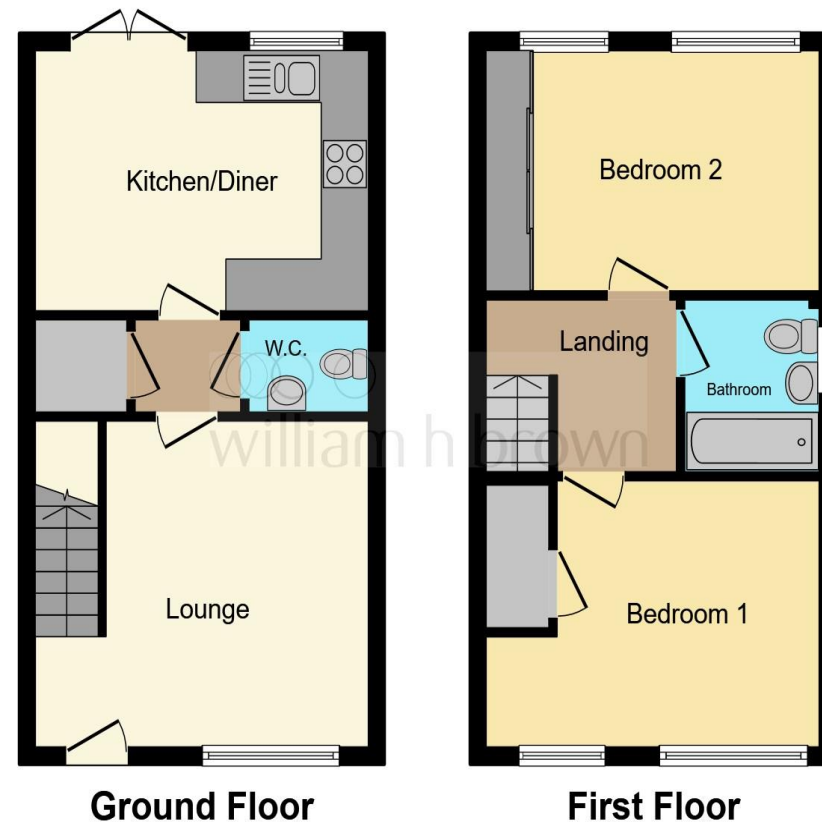
Council Tax Band: B Service Charge: 414.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Feb 2020.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,750



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/ELY109994



Property Ref:

ELY109994 - 0002

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