



Riverside Park, New River Bank, Littleport CB7 4TA

welcome to

Riverside Park New River Bank, Littleport Ely

A modern park home situated on a secure park home site in the village of Littleport with three bedrooms, driveway, central heating and double glazing.

Kitchen/Diner/Lounge

20' 8" x 13' 6" (6.30m x 4.11m)

Lounge Area:

With feature fireplace, triple aspect with windows to both sides and sliding patio doors to front aspect, open plan to:

Kitchen/Dining Area:

Fitted with a modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in double under oven with gas hob and extractor over, integrated dishwasher, fridge/freezer and washing machine, space for dining table, radiator, dual aspect with double glazed windows to each side, door to side and door to:

Inner Hall

With doors to:

Bedroom One

12' 8" x 7' 7" (3.86m x 2.31m)

With radiator, range of fitted bedroom furniture, double glazed windows to rear and side aspects and door to:

En-Suite Shower Room

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

Bedroom Two

7' 5" x 9' 3" (2.26m x 2.82m)

With radiator, range of fitted bedroom furniture and double glazed window to side aspect.





Bedroom Three

9' 3" x 5' 8" (2.82m x 1.73m)

With radiator, range of fitted bedroom furniture and double glazed window to side aspect.

Shower Room

With a fitted suite comprising shower enclosure, vanity wash hand basin, low level w.c, radiator, storage cupboards, extractor and double glazed window to side.

Outside

To the right of the property there is a driveway offering off road parking with steps up to a terrace adjacent to the lounge.

Agents Notes

1. 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 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 annual ground rent is £4500 per annum.

3. 12-month all year round access, but you must be registered for council tax at your main residence.. Please speak to the branch for further information.



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Riverside Park, New River Bank, Littleport

- Modern Park Home
- Open Plan Kitchen/Diner/Lounge
- Three Bedrooms
- En-suite To Bedroom One
- Driveway

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

£85,000



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

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Property Ref:
ELY110150 - 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.

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