



New Orchard Park, Littleport CB6 1LT

welcome to

New Orchard Park, Littleport

A well presented park home located within a popular development within the town of Littleport offering open plan living/dining room, two bedrooms and driveway.

Entrance Hall

With storage cupboard and door to:

Living/Dining Room

Living Area:

With two radiators, feature fireplace, two double glazed windows to front aspect, double glazed window to side aspect and archway to:

Dining Area:

With radiator, sliding patio doors to side and door to:

Inner Hall

With two storage cupboards and doors to:

Kitchen

With a fitted range of base units and drawers with work surfaces over to four sides, matching wall units, inset sink and drainer unit, built in under oven with hob and extractor over, spaces for fridge/freezer, dishwasher and washing machine, double glazed window to side aspect and door to side.





Bedroom One

With radiator, two large walk in cupboards and double glazed window to side aspect.

Bedroom Two

With radiator, fitted wardrobe and double glazed window to rear aspect.

Shower Room

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

Outside

The property has a wrap around garden and a driveway for parking.

Agents Note

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)



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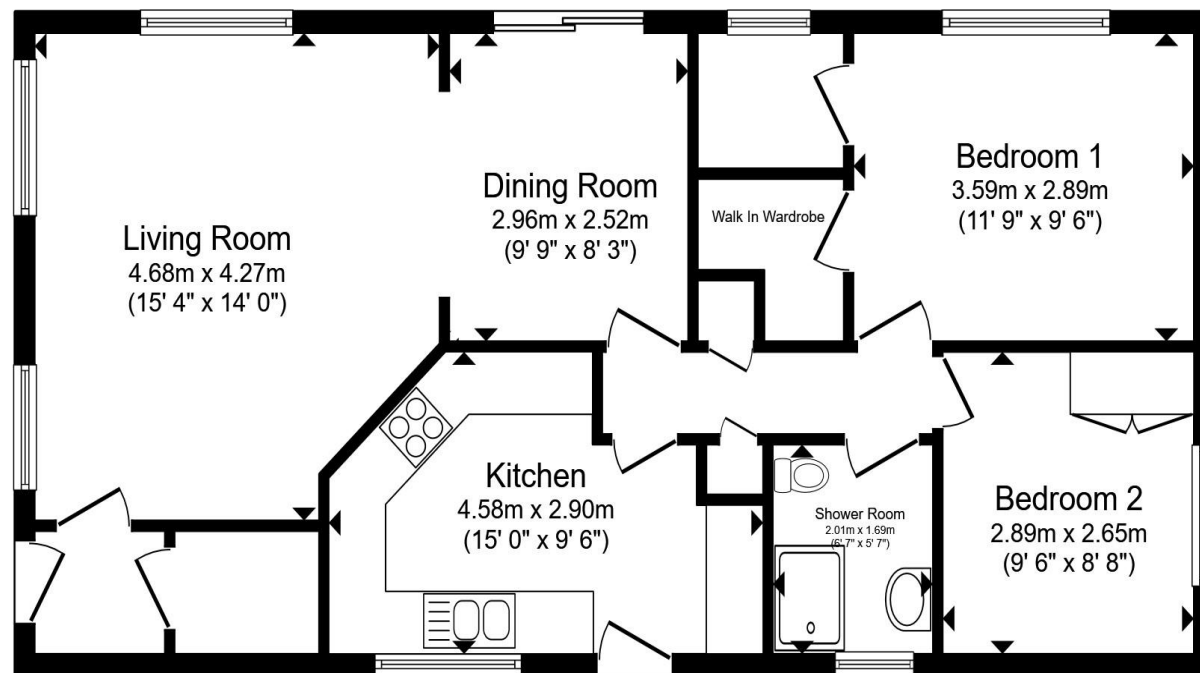
New Orchard Park, Littleport

- Complete Upward Chain
- Detached Park Home
- Two Bedrooms
- Open Plan Living/Dining Room
- 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.

£120,000



Floor Plan

Total floor area 72.8 m² (784 sq.ft.) approx

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.propertybox.io



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Property Ref:
ELY110076 - 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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