



Hale Fen, Littleport, ELY CB6 1EJ

welcome to

Hale Fen, Littleport, ELY

A semi-detached house situated in a rural location with field views, with three bedrooms, the addition of a conservatory, driveway and gardens. Viewing highly recommended.

Entrance Hall

With radiator, stairs to first floor and door to:

Lounge

14' 8" x 12' 2" (4.47m x 3.71m)

With radiator, wood burning stove set on tiled hearth with brick surround, storage cupboard, double glazed window to front aspect and opening to:

Kitchen

11' 7" x 8' 6" (3.53m x 2.59m)

With a contemporary range of base units and drawers with work surfaces over to three sides, matching wall units, inset butler style sink with mixer tap over, space for range style oven with extractor hood over, spaces for washing machine, dishwasher and fridge/freezer, radiator, tiled flooring, window and door into conservatory and door to:

Bathroom

Fitted with suite comprising panel enclosed bath with shower over and folding shower screen, vanity sink and w.c unit with storage beneath, towel ladder radiator, tiled flooring, extractor and double glazed window to side.

Conservatory

15' 7" x 10' 6" (4.75m x 3.20m)

With radiator, power points, wall light points, double glazed windows to side and rear, French Doors opening to side and rear garden.





First Floor Landing

With loft access, double glazed window to side aspect and doors to:

Bedroom One

14' 8" x 9' 4" (4.47m x 2.84m)

With radiator, feature cast iron fireplace, alcove shelving, double glazed window to front aspect and door to:

En-Suite Cloakroom

Fitted with a suite comprising low level w.c, vanity wash hand basin with mixer tap over and storage beneath, double glazed window to front.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

With radiator, built in storage cupboard and double glazed window to rear aspect.

Bedroom Three

8' x 7' 10" (2.44m x 2.39m)

With radiator and double glazed window to rear aspect.

Outside

To the front of the property there is a driveway providing ample off road parking with the remainder being laid mostly to lawn. Gated access leads to the rear garden and is predominantly laid to lawn with gravelled pathways leading to storage sheds.

Agents Notes

1. Waste from the property is served by septic tank. Contact the branch for more details.
2. The heating to the property is oil and wood burning stove. Contact the branch for more details.



view this property online williamhbrown.co.uk/Property/ELY109866



welcome to

Hale Fen, Littleport, ELY

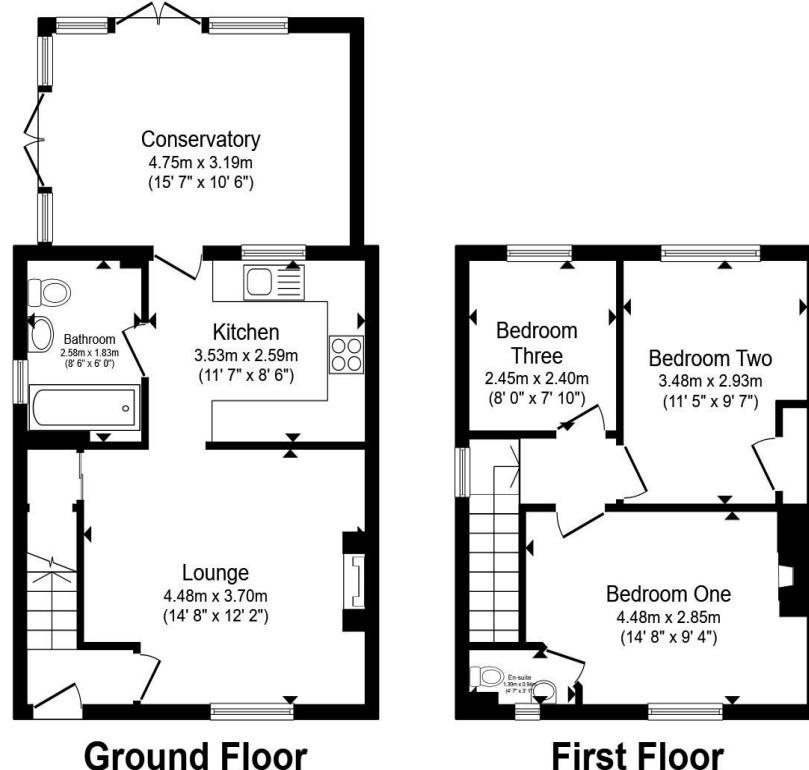
- Rural Location
- Field Views
- Semi-Detached House
- Three Bedrooms
- Addition of a Conservatory

Tenure: Freehold

EPC Rating: E

Council Tax Band: A

£300,000



Total floor area 84.9 m² (914 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



view this property online williamhbrown.co.uk/Property/ELY109866



Property Ref:
ELY109866 - 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.



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk