





Main Street,Littleport ELY CB6 1PH

william h brown

welcome to

Main Street, Littleport ELY

A well presented ground floor apartment centrally located in Littleport offering two bedrooms, modern kitchen, garage and parking - Ideal first time buy or investment opportunity.



Entrance Hall
With two radiators, storage cupboard, double glazed windows and doors to:

Living Room
15' 2" x 13' 10" (4.62m x 4.22m)
With radiator, double glazed windows and door to courtyard style garden.

Kitchen
10' 6" x 8' (3.20m x 2.44m)
Fitted with a modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in under oven with hob and chimney style extractor over, spaces for washing machine and fridge/freezer, wall mounted boiler enclosed in unit, spot lighting and double glazed window.







Bedroom One
14' 8" x 7' 9" (4.47m x 2.36m)
With radiator, storage cupboard and sky light.

Bedroom Two
9' 5" x 7' 9" (2.87m x 2.36m)
With radiator and sky light.

Bathroom
Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w.c and double glazed window.

Outside
There is a courtyard style low maintenance garden laid to concrete and decking with pergola over. To the rear of the property there is a garage en-bloc and parking.

Garage
16' 9" x 8' 2" (5.11m x 2.49m)
With metal up and over door.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Main Street, Littleport ELY

- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen
- Good Size Living Room
- Garage & Parking

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 100.00
Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000



Floor Plan

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view this property online williamhbrown.co.uk/Property/ELY109631

The Property Ombudsman

Property Ref:
ELY109631 - 0005

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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