



**The Moorings, Lynn Road, Littleport CB6 1FU**

**welcome to**

## **The Moorings, Lynn Road, Littleport**

A well presented END OF TERRACE house situated in a complex of similar properties located in the village of Littleport offering OPEN PLAN LIVING ROOM/KITCHEN and two bedrooms - offered to the market with NO ONWARD CHAIN.

### **Entrance Hall**

With stairs leading to first floor with storage cupboard beneath and doors to:

### **Cloakroom/W.C.**

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

### **Living Room**

17' 4" x 10' 8" ( 5.28m x 3.25m )

With two radiators, double glazed window to front aspect and open plan to:

### **Kitchen**

7' 3" x 6' 5" ( 2.21m x 1.96m )

Fitted with a range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with hob and extractor over, spaces for washing machine and fridge/freezer, double glazed window to rear aspect.





### **First Floor Landing**

With radiator, storage cupboard and doors to:

### **Bedroom One**

11' 7" x 8' 2" ( 3.53m x 2.49m )

With radiator, restricted head height and double glazed window to front aspect.

### **Bedroom Two**

10' 3" x 8' 8" ( 3.12m x 2.64m )

With radiator, restricted head height and two sky lights.

### **Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator, part tiled, extractor and sky light.

### **Outside**

To the front of the property there is a lawned garden with a pathway leading to the front door. Allocated parking is situated in front of the property.

### **Agents Notes**

1. The property falls under a managed freehold, management fees are yet to be agreed. Please contact the branch for further information.
2. The title plan of the property will need to be split, please contact the branch for time scales involved.



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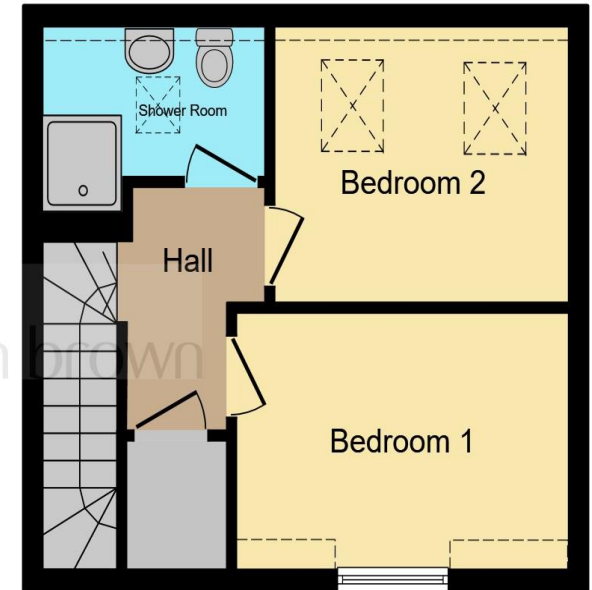
- No Onward Chain
- End Of Terrace Property
- Living Room Open Plan to Kitchen
- Downstairs Cloakroom/W.C.
- Two Bedrooms

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£210,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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Property Ref:  
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