





Friars Way,Littleport ELY CB6 1LF

william h brown

welcome to

Friars Way, Littleport ELY

A well proportioned detached house located in the expanding town of Littleport offering three double bedrooms, en-suite facilities, dual aspect lounge and an integral garage with driveway.

Entrance Hall
With stairs leading to first floor with storage cupboard beneath, doors to:

Cloakroom/W.C.
Fitted with a suite comprising low level w.c, wash hand basin and extractor.

Lounge
20' 2" x 10' 2" (6.15m x 3.10m)
With tiled flooring, double glazed window to front aspect and double doors to garden.



Kitchen/Dining Room
20' 2" x 11' 5" max (6.15m x 3.48m max)
With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, built in under oven with gas hob and extractor over, spaces for fridge/freezer and dishwasher, dual aspect with double glazed windows to front and rear aspects, door to:

Utility Room
7' 10" x 5' (2.39m x 1.52m)
With space for washing machine, double glazed window to rear aspect, door to rear and internal door to garage.







First Floor Landing
With doors to:

Bedroom One
17' 2" x 12' 8" (5.23m x 3.86m)
With three built in storage cupboards, two double glazed windows to front aspect and door to:

En-Suite Shower Room
Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin, towel ladder radiator and double glazed window to rear.

Bedroom Two
10' 6" x 10' 5" (3.20m x 3.17m)
With double glazed window to front aspect

Bedroom Three
13' 5" x 9' 3" (4.09m x 2.82m)
With double glazed window to rear aspect.

Bathroom
Fitted with a suite comprising panel enclosed bath, low level w.c, wash hand basin, towel ladder radiator and double glazed window to rear.

Outside
To the front of the property is a blocked paved driveway leading to the integral garage. Gated access leads to the rear garden which has an initial patio area and opens to a lawned garden and is fully enclosed.

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.

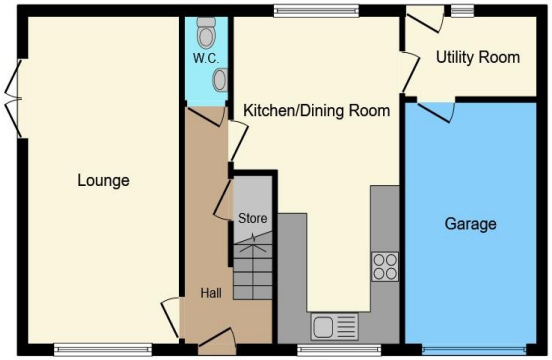
welcome to

Friars Way, Littleport ELY

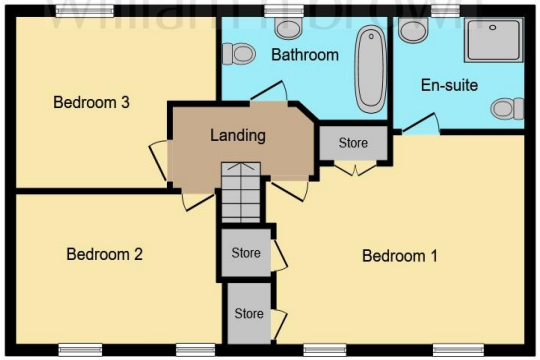
- Detached House
- Well Proportioned Accommodation
- Three Double Bedrooms
- Dual Aspect Lounge
- En-suite Facilities

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

£315,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/ELY110302

The Property Ombudsman

Property Ref:
ELY110302 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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