



Riverside Park, New River Bank, Littleport CB7 4TA

welcome to

Riverside Park, New River Bank, Littleport

A modern park home situated on a secure park home site in the village of Littleport with two bedrooms, open plan living, central heating and double glazing.

Entrance Porch

With door to:

Kitchen/Living/Dining Room

24' 3" x 12' 7" (7.39m x 3.84m)

Kitchen Area:

Fitted with a range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, freestanding gas cooker with extractor over, double glazed window to rear aspect.

Living/Dining Area:

With radiators, feature fireplace, double glazed windows to three sides and double doors opening to terrace.

Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m)

With radiator, range of fitted bedroom furniture and double glazed window to rear aspect.





Bedroom Two

8' x 5' 6" (2.44m x 1.68m)

With radiator, range of fitted bedroom furniture and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, vanity wash hand basin with mixer tap and storage beneath, towel ladder radiator and double glazed window to front.

Outside

The park home is surrounded by lawned gardens and there is allocated parking.

Agents Notes

1. 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).

2. The annual ground rent is £4500 per annum.

3. 12-month all year round access, but you must be registered for council tax at your main residence. Please speak to the branch for further information.



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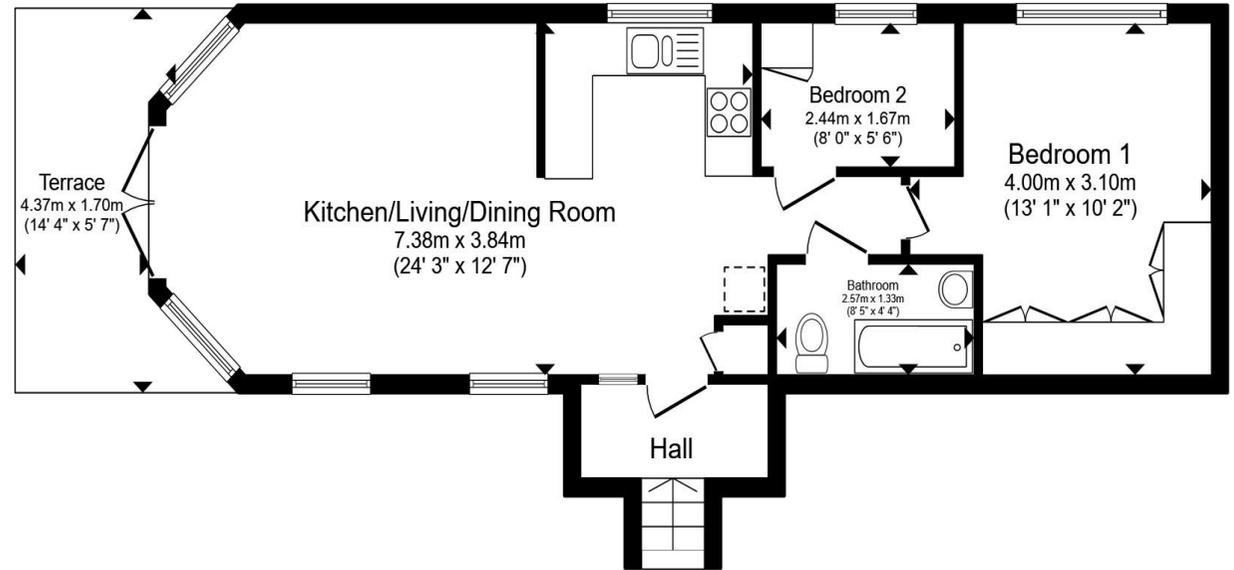
Riverside Park, New River Bank, Littleport

- Modern Park Home
- Open Plan Kitchen/Diner/Lounge
- Two Bedrooms
- Bathroom
- Parking

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

guide price

£50,000



Floor Plan

Total floor area 55.0 m² (592 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:
ELY110226 - 0002

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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