



Havers Rise, Littleport CB6 1TF

welcome to

Havers Rise, Littleport

One of the largest two bedroom properties on the development offering approximately 850 sq ft of accommodation with an exceptionally large garden of approximately 1160 sq ft., a driveway for two cars, NO ONWARD CHAIN, 8 years NHBC warranty remaining and NO ONWARD CHAIN. Viewing highly recommended.

Entrance Hall

With radiator, storage cupboard, stairs leading to first floor and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wash hand basin and radiator.

Kitchen/Diner

16' 2" x 9' 2" (4.93m x 2.79m)

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 stainless steel sink with mixer tap over, built in under oven with gas hob and chimney style extractor over, spaces for washing machine and fridge/freezer, radiator and double glazed window to front aspect.

Living Room

16' 2" x 9' 9" (4.93m x 2.97m)

With radiator, double glazed window to rear aspect and double doors opening to rear garden.





First Floor Landing

With loft access, storage cupboard and doors to:

Bedroom One

16' 2" x 9' 11" (4.93m x 3.02m)

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

Bedroom Two

16' 2" x 9' 11" (4.93m x 3.02m)

With radiator, storage cupboard and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower over with glass shower screen, pedestal wash hand basin with mixer tap over, low level w.c, towel ladder radiator and extractor.

Outside

To the front of the property there is a shallow garden with a selection of shrubs and plants with a pathway to the front door. To the side of the property there is a driveway and access to the rear garden. The rear garden measures approximately 108 sqm (stms) and has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing.



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welcome to

Havers Rise, Littleport

- Freehold on Completion
- Approx. 850 Sq Ft of Accommodation
- Nearly New - Built in 2024
- Approx. 8 Years NHBC Warranty Remaining
- Exceptional 108 sqm garden (stms)

Tenure: Leasehold EPC Rating: B

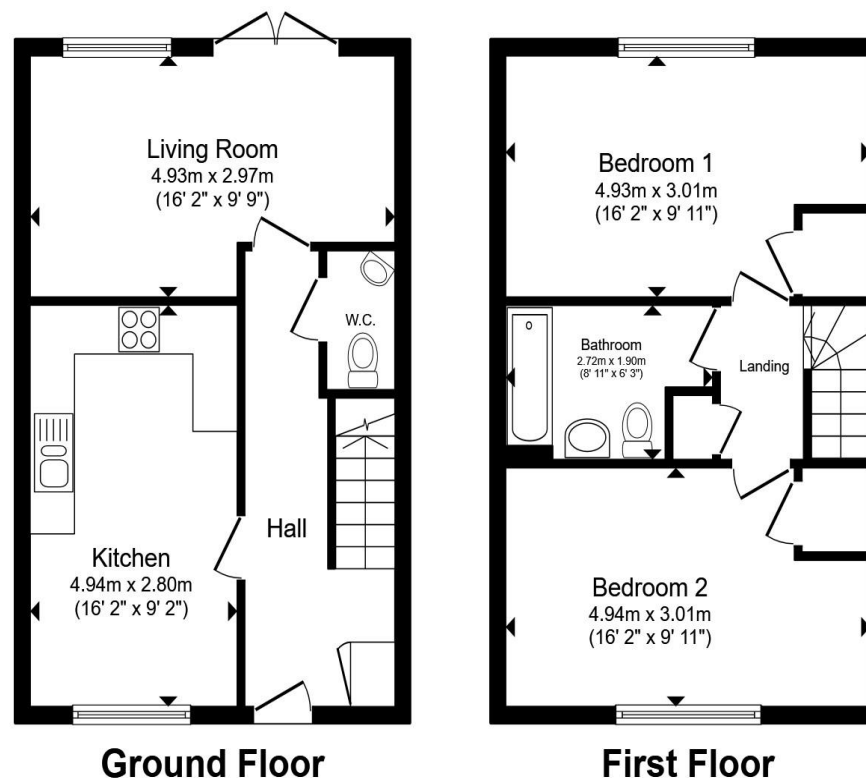
Council Tax Band: B Service Charge: 34.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 31 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Ground Floor

First Floor

Total floor area 79.0 m² (850 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:
ELY110216 - 0009

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