



Ashley Gardens, Littleport CB6 1PD

welcome to

Ashley Gardens, Littleport

A very well presented detached house located in a popular residential area of Littleport offering three bedrooms, modern and stylish kitchen/dining room, front aspect living room and a garage/gym - Viewing highly recommended.

Entrance Hall

With stairs leading to first floor, opening to lounge and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over.

Kitchen/Dining Room

19' 5" x 9' 8" (5.92m x 2.95m)

With a fitted range of modern base units and drawers with work surfaces over 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 extractor over, spaces for fridge/freezer, dishwasher and washing machine, spot lighting, radiator, double glazed window to rear aspect and double doors to rear garden.

Lounge

13' 2" x 11' 2" (4.01m x 3.40m)

With radiator, double glazed window to front aspect and sliding door opening to:

Office

11' 3" x 5' 11" (3.43m x 1.80m)

With radiator and double glazed window to front aspect.





First Floor Landing

With storage cupboard and door to:

Bedroom One

19' 7" x 11' 4" (5.97m x 3.45m)

With two radiators and two double glazed windows to front aspect.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

With radiator and double glazed window to rear aspect.

Bedroom Three

9' 6" x 7' 2" (2.90m x 2.18m)

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

Bathroom

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



Garage/Gym

16' 11" x 8' (5.16m x 2.44m)

With up and over door, power and light within, personal door to rear garden.

Outside

To the front of the property there is a mainly lawned garden with a driveway to the right leading to the garage/gym. The rear garden has a paved terrace along the rear of the property and opens to a mainly lawned garden with shrub and plant borders fully enclosed by fencing.



view this property online williamhbrown.co.uk/Property/ELY109535



welcome to

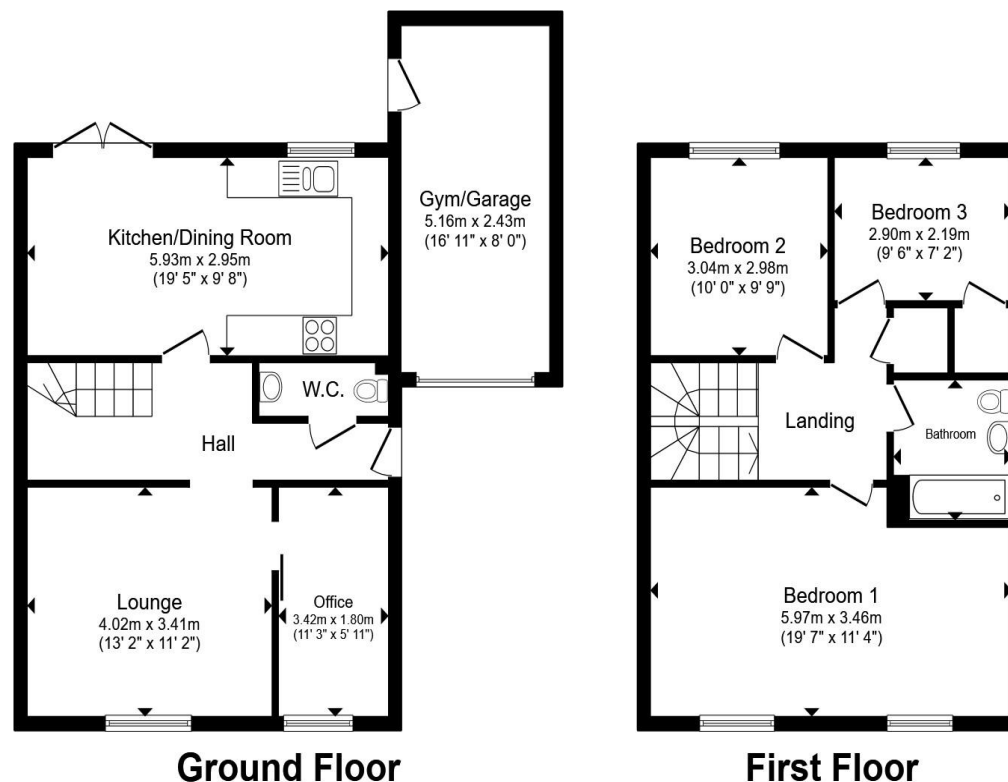
Ashley Gardens, Littleport ELY

- Well Presented Throughout
- Detached House
- Popular Residential Area
- Modern Kitchen/Dining Room
- Garage/Gym

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

guide price

£335,000



Total floor area 111.2 m² (1,197 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



view this property online williamhbrown.co.uk/Property/ELY109535



Property Ref:
ELY109535 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk