



**Main Street, Littleport CB6 1PH**

**welcome to**

## **Main Street, Littleport**

A well presented ground floor apartment centrally located in Littleport offering two bedrooms, modern kitchen, garage and parking - Ideal first time buy or investment opportunity.

### **Entrance Hall**

With two radiators, storage cupboard, double glazed windows and doors to:

### **Living Room**

15' 2" x 13' 10" ( 4.62m x 4.22m )

With radiator, double glazed windows and door to courtyard style garden.

### **Kitchen**

10' 6" x 8' ( 3.20m x 2.44m )

Fitted with a modern 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 and drainer unit with mixer tap over, built in under oven with hob and chimney style extractor over, spaces for washing machine and fridge/freezer, wall mounted boiler enclosed in unit, spot lighting and double glazed window.

### **Bedroom One**

14' 8" x 7' 9" ( 4.47m x 2.36m )

With radiator, storage cupboard and sky light.

### **Bedroom Two**

9' 5" x 7' 9" ( 2.87m x 2.36m )

With radiator and sky light.





### **Bathroom**

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

### **Outside**

There is a courtyard style low maintenance garden laid to concrete and decking with pergola over. To the rear of the property there is a garage en-bloc and parking.

### **Garage**

16' 9" x 8' 2" ( 5.11m x 2.49m )  
With metal up and over door.



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## Main Street, Littleport

- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen
- Good Size Living Room
- Garage & Parking

Tenure: Leasehold EPC Rating: Awaited

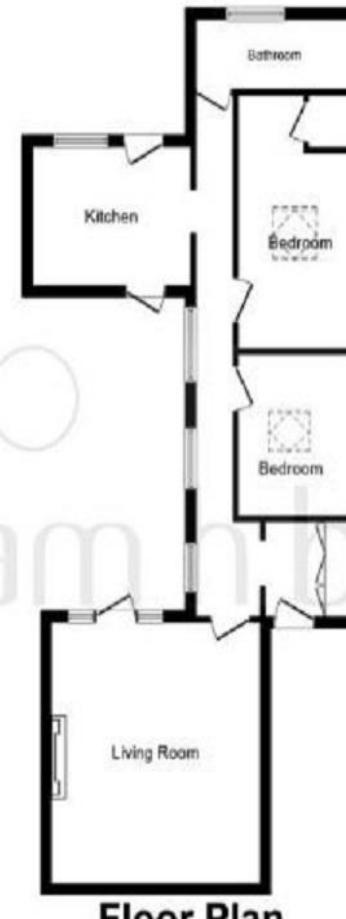
Council Tax Band: A Service Charge: 100.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000**



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Property Ref:  
ELY109631 - 0002

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 william h brown



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