



New Orchard Park, Littleport CB6 1LT

welcome to

New Orchard Park, Littleport

Offered to the market with no onward chain a detached park home located towards the outskirts of the expanding town of Littleport with two bedrooms, en-suite facilities and wrap around gardens.

Entrance Hall

With radiator, storage cupboard and doors to:

Living Room

With radiator, feature fireplace, dual aspect with double glazed windows to front and side aspects and large opening to:

Dining Room

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

Kitchen

Fitted with a 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 hob and extractor over, spaces for washing machine, fridge/freezer and dishwasher, pantry cupboard, radiator, double glazed window to side, door to side and door returning to hallway.

Bedroom One

With radiator, walk in wardrobe with hanging rail space and shelving, double glazed window to side aspect and door to:





En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator and double glazed window to rear.

Bedroom Two

With radiator, fitted wall of wardrobes and double glazed window to side.

Shower Room

Fitted with a suite comprising walk in shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator and double glazed window to side.

Outside

The gardens are neatly presented and wrap around the property with steps up to either side.

Agents Notes

1. 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 sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

3. We have been advised that the current ground rent is £220 per month.

4. 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.



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welcome to

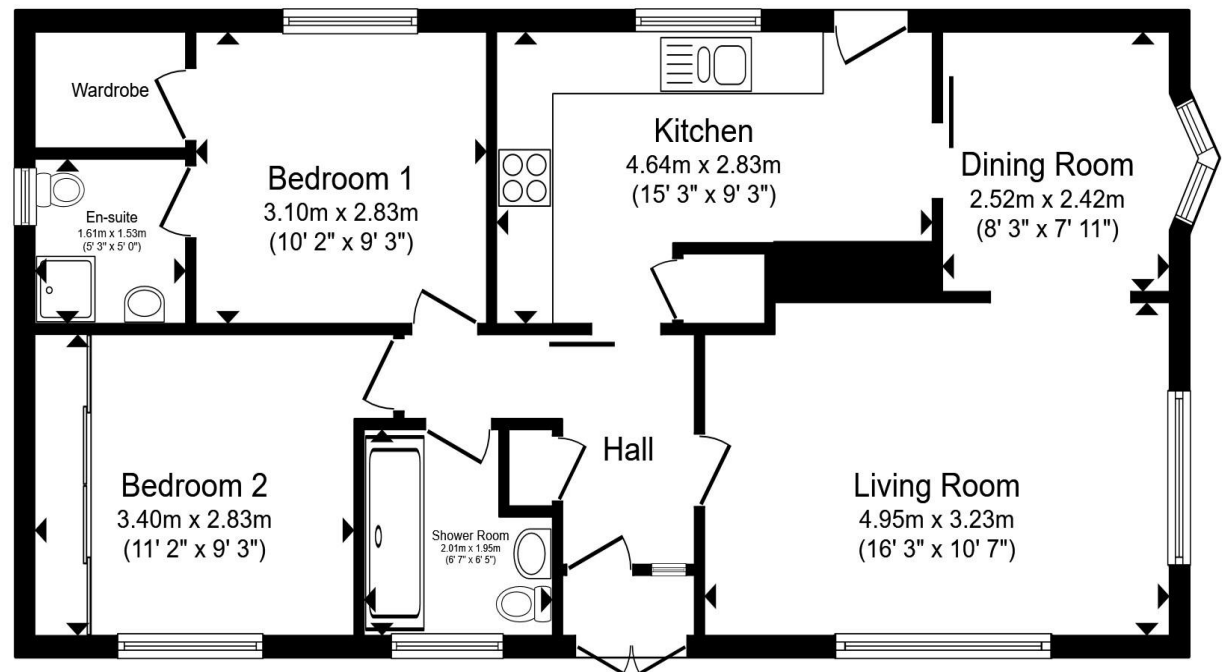
New Orchard Park, Littleport

- No Onward Chain
- Well Presented Park Home
- Two Bedrooms
- En-suite Shower Room
- Living Room & Dining Room

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over
£90,000



Total floor area 70.8 m² (762 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:
ELY110305 - 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.

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