



10a Black Horse Drove, Littleport CB6 1EG

welcome to

10a Black Horse Drove, Littleport

A detached bungalow set in a semi-rural location on the outskirts of Littleport offering two double bedrooms, dual aspect lounge/diner, garage and farmland to rear - Viewing highly recommended.

Entrance Hall

With radiator, two storage cupboards and doors to:

Lounge/Diner

With two radiators, fire place, two double glazed windows to front aspect, double glazed window to side aspect and door to:

Kitchen

With a fitted range of base units and drawers with work surfaces over to four sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in eye level oven, separate electric hob with extractor over, spaces for washing machine and fridge/freezer, radiator, double glazed window to side aspect, door to garden and door returning to entrance hall.

Bedroom One

With radiator and double glazed window to rear aspect.





Bedroom Two

With radiator and double glazed window to side aspect.

Bathroom

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

Outside

The front of the property is mainly laid to gravel to provide off road parking for two/three cars and leads to the garage. Gated access leads to the fully enclosed rear garden which is mainly laid to lawn with shrub and plants borders.

Agents Notes

1. The heating to the property is oil. Please contact the branch for further details.
2. 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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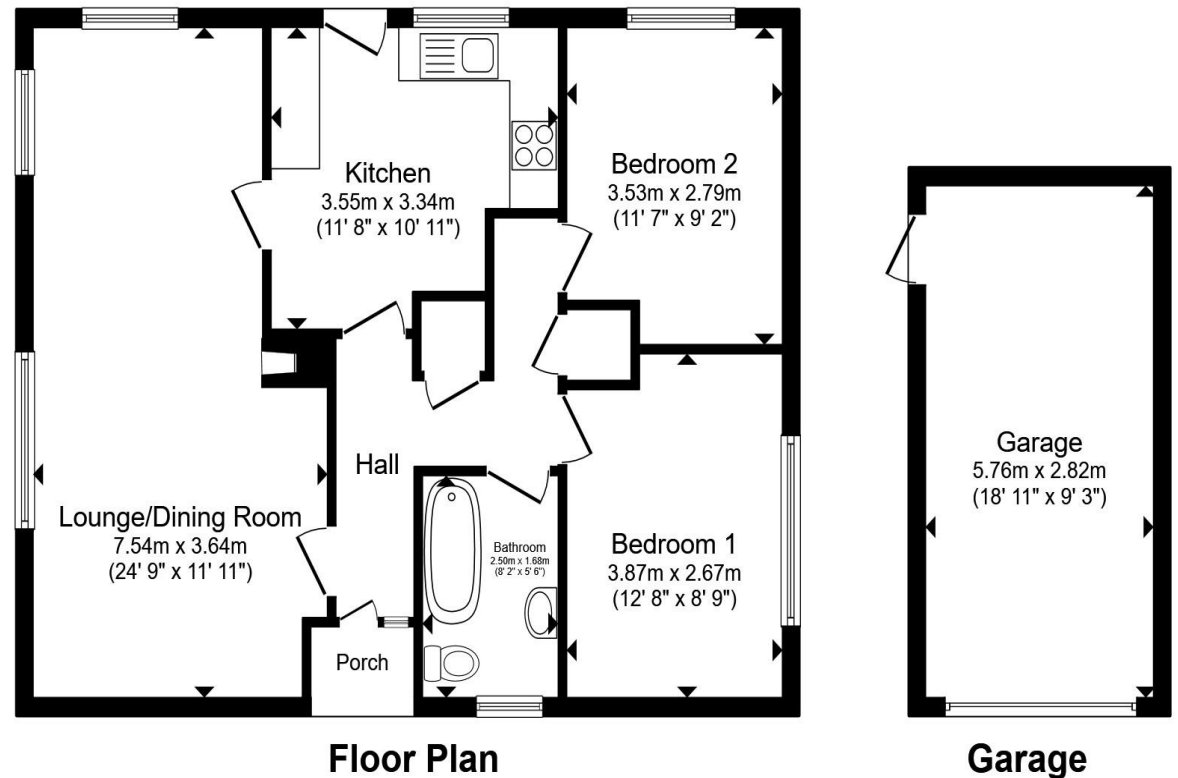
10a Black Horse Drove, Littleport

- Detached Bungalow
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Garage & Driveway
- Enclosed Rear Garden

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

guide price

£260,000



Total floor area 84.7 m² (912 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:
ELY110384 - 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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