





Woodfen Road, Littleport CB6 1JP

william h brown

welcome to

Woodfen Road, Littleport

A detached bungalow offering well proportioned accommodation throughout with scope to update and improve situated in a non-estate position in the expanding town of Littleport - offered to the market with no onward chain.



Entrance Hall
With radiator, storage cupboard with sliding doors, loft access and doors to:

Living Room
With two radiators, bow window to front aspect, window to side aspect and folding doors to:

Dining Room
With two radiators, window to side aspect, sliding patio doors to rear garden and sliding door to:

Kitchen
Fitted with a range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit, eye level double oven, separate hob with extractor over, spaces for further appliances, window to rear aspect and door to:



Rear Lobby
With windows to side and rear aspects, door to rear garden and door to:

Bedroom Three
With radiator, window to rear aspect and door to:

En-Suite Cloakroom
Fitted with a suite comprising low level w.c, pedestal wash hand basin, extractor and window to side.





Bedroom One
With radiator and bow window to front aspect.

Bedroom Two
With radiator and window to side aspect.

Wet Room
Fitted with a suite comprising low level w.c, electric shower, pedestal wash hand basin, radiator, cupboard housing boiler, window to side.

Outside
The front of the property is mainly laid to lawn with a selection of mature shrubs, plants and trees with a pathway leading to the front door. A driveway to the left provides ample off road parking and leads to the generous longer than average garage. Gated access leads to the rear garden with has an initial patio area and opens to a mainly lawned garden with a selection of mature shrubs and plants. To the rear of the garage is a further area with storage shed and oil tank.

Agents Note
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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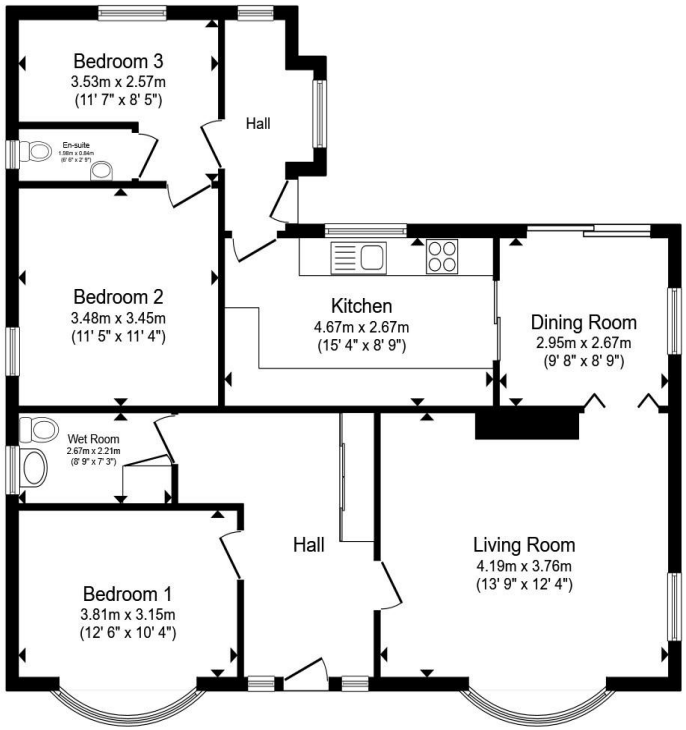
Woodfen Road, Littleport

- No Onward Chain
- General Updating Required
- Detached Bungalow
- Non-Estate Position
- Three Bedrooms

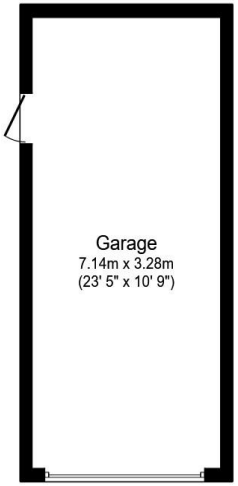
Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£300,000



Floor Plan



Garage

Total floor area 121.0 m² (1,302 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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The Property Ombudsman

Property Ref:
ELY110541 - 0002

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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