



**Newnham Chase, Littleport CB6 1SY**

**welcome to**

## **Newnham Chase, Littleport Ely**

A three bedroom semi-detached house located within a popular residential area of Littleport offered to the market on a 55% shared ownership basis - early viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor with storage cupboard beneath and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, corner wash hand basin with mixer tap over, radiator and double glazed window to front.

### **Living Room**

With radiator and double glazed window to front aspect.

### **Kitchen/Diner**

With a fitted range of matching base units and drawers with work surface over to two 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 gas hob and extractor over, spaces for washing machine and fridge/freezer, radiator, double glazed window to rear aspect and double doors to garden.





### **First Floor Landing**

With loft access, storage cupboard and doors to:

### **Bedroom One**

With radiator and double glazed window to rear aspect.

### **Bedroom Two**

With radiator and double glazed window to front aspect.

### **Bedroom Three**

With radiator and double glazed window to rear aspect.

### **Bathroom**

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

### **Outside**

To the front of the property there is a shallow garden with a selection of shrubs and plants with a pathway to the side of the property leading to the rear garden.

The rear garden has an initial paved patio area and opens to a mainly lawned garden with storage shed and fully enclosed by fencing.

Allocated parking is to the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/ELY110370](http://williamhbrown.co.uk/Property/ELY110370)



welcome to

## Newnham Chase, Littleport

- Shared Ownership Opportunity
- 55% Share
- Semi-Detached House
- Popular Residential Area
- Three Bedrooms

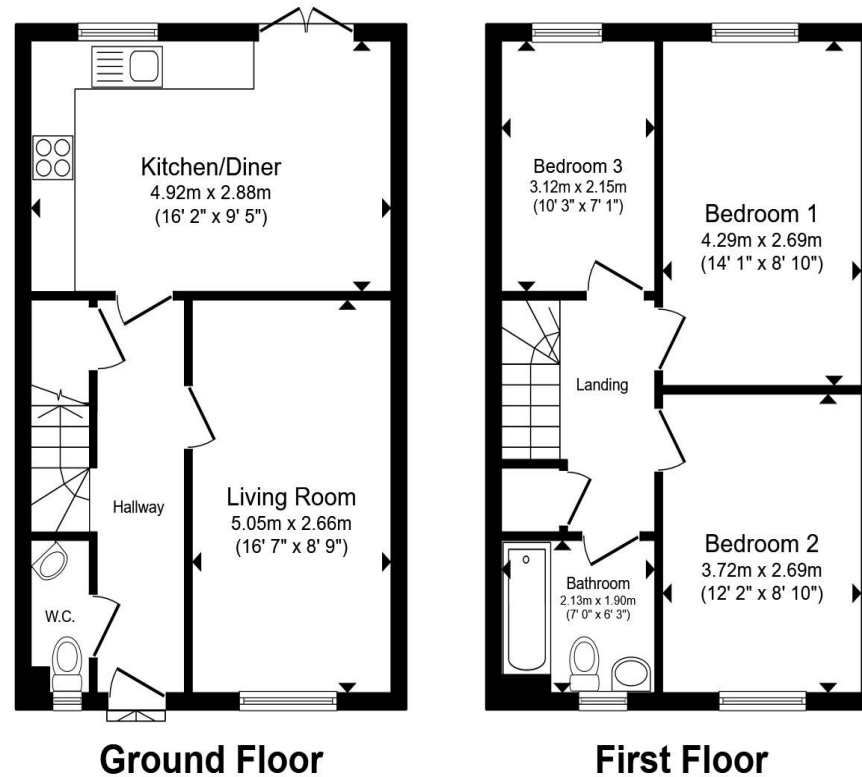
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 311.40

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 26 Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £159,500



Total floor area 79.8 m<sup>2</sup> (859 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](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/ELY110370](http://williamhbrown.co.uk/Property/ELY110370)



Property Ref:  
ELY110370 - 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.

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](mailto:ely@williamhbrown.co.uk)



6 Forehill, ELY, Cambridgeshire, CB7 4AF



[williamhbrown.co.uk](http://williamhbrown.co.uk)