



New Close, Litlington SG8 0QP

welcome to

New Close, Litlington

Spacious Three-Bedroom Home with Excellent Potential in the Charming Village of Litlington with no upper chain.



Ground Floor

Porch

Double glazed front door opening onto porch.

Entrance Hall

Double glazed window to front aspect opening out onto the hallway. Stairs rising to first floor with under stair storage cupboard. Wall mounted electric heater.

Lounge/Diner

Double glazed window to front aspect and french doors to rear aspect. Electric fireplace and wall mounted electric radiators. Archway leading to kitchen.

Kitchen

Double glazed window to rear aspect. Fitted kitchen with a mix of wall and base level units, works surfaces incorporating a sink unit and mixer tap. Space for cooker, washing machine and under counter fridge freezer. Double glazed door leading to lobby/utility room.

Lobby/Utility Room

Double glazed door to side and front aspect. Double glazed window to rear aspect.

WC

Double glazed window to side aspect. Low level WC.

First Floor Landing

Stairs rising from ground floor. Wall mounted electric heater and loft access.

Bedroom One

Double glazed window to to rear aspect. Storage cupboard. Wall mounted electric heater.

Bedroom Two

Double glazed window to front aspect. Wall mounted electric radiator.

Bedroom Three

Double glazed window to front aspect. Wall mounted electric towel rail.

Bathroom

Double glazed window to rear aspect. Fully tiled suite with low level WC, vanity wash hand basin and bath with mixer tap and shower hose. Wall mounted heated towel rail.

Outside

Rear Garden

Laid to lawn rear garden with concrete seating area and pathway. Green house and shed. Timber surround fencing.

Front Garden

Laid to lawn and shrubbery front garden. Timber surround fencing with gate. Concrete path leading to porch and lobby door.

Agent 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.

Location

Litlington is a picturesque and sought-after village nestled within the Cambridgeshire countryside, offering a peaceful rural setting while remaining conveniently positioned for nearby towns and amenities. The village has a strong community feel, with a local pub, village hall and church, while the surrounding countryside provides excellent opportunities for scenic walks and outdoor pursuits. Nearby Royston offers a wider range of shopping, dining and leisure facilities, together with a mainline railway station providing direct services to London King's Cross. The A505 and A10 also provide convenient road links to Cambridge, Royston and the wider region, making Litlington an appealing choice for those seeking a tranquil village lifestyle with excellent commuter connections.



view this property online williamhbrown.co.uk/Property/RYN110628



welcome to

New Close, Litlington

- THREE BEDROOM HOME
- MID TERRACED
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110628



Property Ref:
RYN110628 - 0004

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



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk