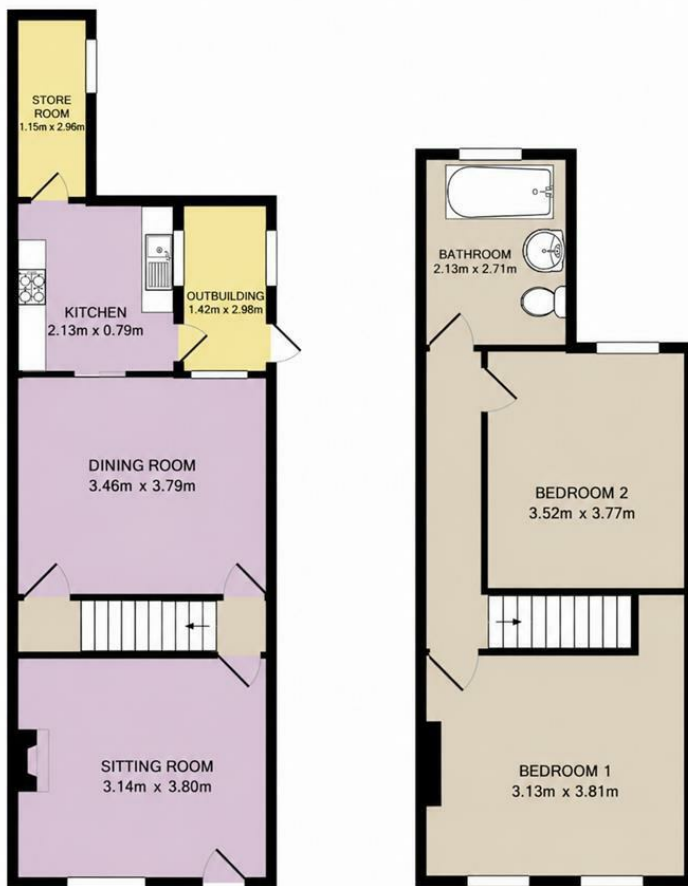


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



23 New Road, Littleport, CB6 1PX
£150,000





GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- **Traditional Two Bedroom Mid-Terrace Property Offering Significant Potential**
- **Complete Refurbishment Required Throughout**
- **Two Reception Rooms Providing Flexible Living Accommodation**
- **Ideal Investment, Development or Renovation Project**
- **Opportunity to Create a Three Bedroom Home (Subject to Necessary Consents)**
- **Scope for Relocation of Bathroom to Ground Floor and Reconfiguration of Layout**
- **Useful Outbuilding and Separate Store Room**
- **No Onward Chain**

A rare opportunity to acquire a property with exceptional renovation and value-add potential.

Offered to the market with no onward chain, this traditional mid-terrace property currently provides two-bedroom accommodation but offers excellent scope for reconfiguration and improvement.

The existing layout comprises a sitting room, dining room, kitchen, outbuilding and store room to the ground floor, whilst the first floor features two bedrooms and a bathroom.

The property requires comprehensive refurbishment throughout, including a new kitchen, new bathroom, replastering, redecoration and general modernisation. Purchasers should also consider potential upgrades to the electrical and plumbing systems, subject to their own investigations and surveys.

Once renovated, the property has the potential to provide spacious and versatile accommodation, making it an attractive proposition for investors, developers, builders and buyers seeking a project with substantial scope to add value.

Situated within an established residential location, this is an excellent opportunity to transform a neglected property into a modern family home or investment property.

Viewing is recommended to fully appreciate the potential on offer.
EPC TBC Council Tax Band A



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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