



Gray Avenue, Littleport, CB6 1GS

**CHEFFINS**

## Gray Avenue

Littleport,  
CB6 1GS

- Available: 28/04/2026
- Deposit: £1,615
- Council tax band: B
- EPC: B

Beautifully presented end of terrace family home, located in the popular village of Littleport. Accommodation comprises entrance hall, kitchen/breakfast room, dining/living room, cloakroom, 3 bedrooms with en-suite to master and family bathroom. Small front garden, two off road parking spaces and an enclosed landscaped rear garden with raised flower beds and a fishpond. Available: 27/04/2026. Deposit: £1,615. Holding fee: £323. Council tax band: B. EPC: B

3 2 1

**£1,400 PCM**





## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

## ENTRANCE HALL

door to front, window to side, stairs leading to the first floor and a radiator.

## KITCHEN/BREAKFAST ROOM

window to the front, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral under counter oven, 4 ring gas hob with extractor hood over, plumbing for a washing machine and dishwasher, space for fridge freezer, one and half bowl sink with mixer tap over, wall mounted boiler and a radiator.

## DINING/LIVING ROOM

patio doors to rear leading to the garden, window to the rear, two radiators and an understairs cupboard.

## CLOAKROOM

window to the side, low level WC, pedestal wash hand basin and a radiator.

## FIRST FLOOR LANDING

window to the side, radiator, an over stairs storage cupboard and access to the loft.

## BEDROOM

window to the front, radiator and fitted wardrobes.

## EN-SUITE

fitted with a three piece suite, comprising of low level WC, pedestal wash hand basin and a shower cubicle, radiator and an extractor fan.

## BEDROOM

window to the rear and a radiator.

## BEDROOM

window to the front and a radiator.

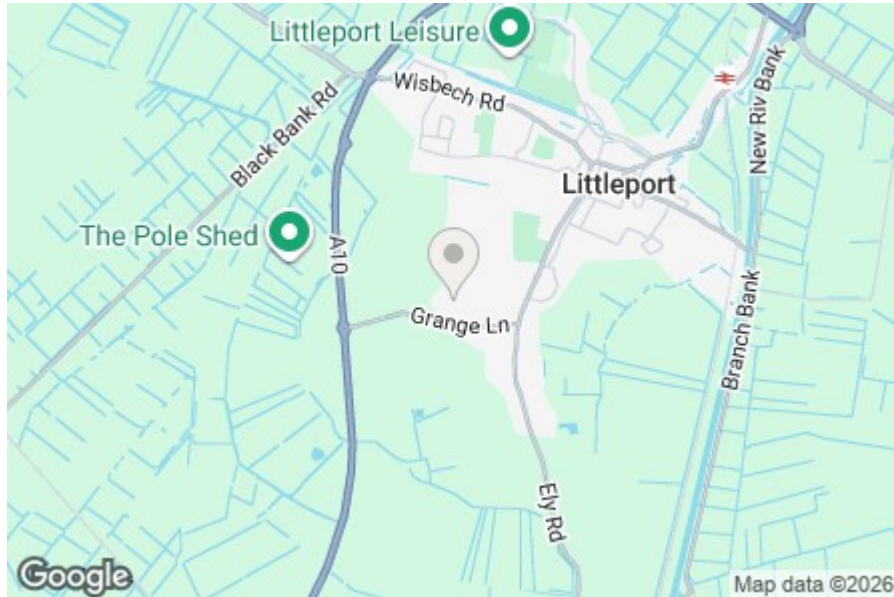
## OUTSIDE

To the front of the property there is a small front garden and strip down the side with a pathway to the front door. There are also two allocated parking spaces to the front. To the rear there is a tropical oasis garden that has been paved with raised beds, timber shed, gated access to the side and a fish pond with a water feature.

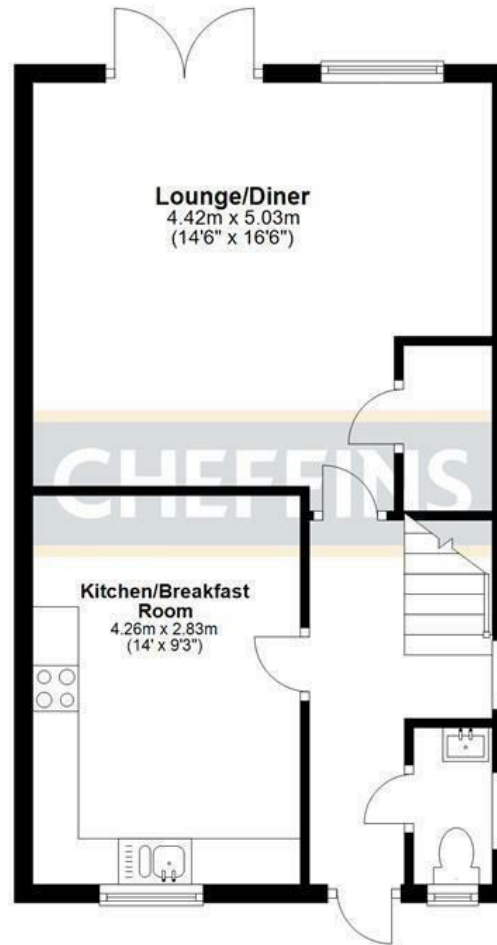
## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.

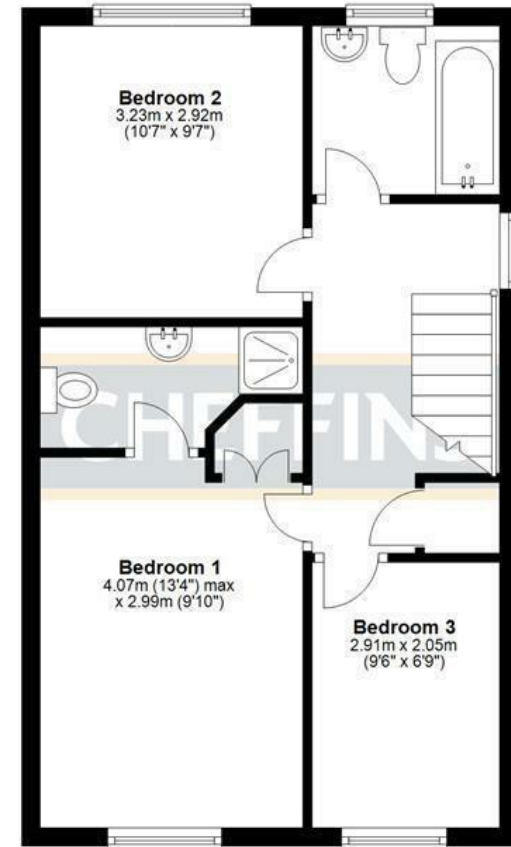




**Ground Floor**  
Approx. 43.7 sq. metres (470.3 sq. feet)



**First Floor**  
Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.