



Adams Forge, Ely, CB6 1FA

CHEFFINS

Adams Forge

Littleport, Ely,
CB6 1FA

A ground floor flat situated in a central location. Accommodation comprises kitchen, living room, bedroom and a shower room. The property benefits from gas central heating and one allocated parking space. Available: 11/05/2026. Deposit: £865. Holding fee: £173. Council tax band: A. EPC: B

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). 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.



£750 PCM



**KITCHEN**

with vinyl flooring, electric cooker, extractor, space for fridge freezer and plumbing for washing machine.

LIVING ROOM

with French doors leading to front of property.

BEDROOM**SHOWER ROOM**

with vinyl flooring and housing the gas boiler.

OUTSIDE

One parking space

**LETTING AGENTS
NOTES**

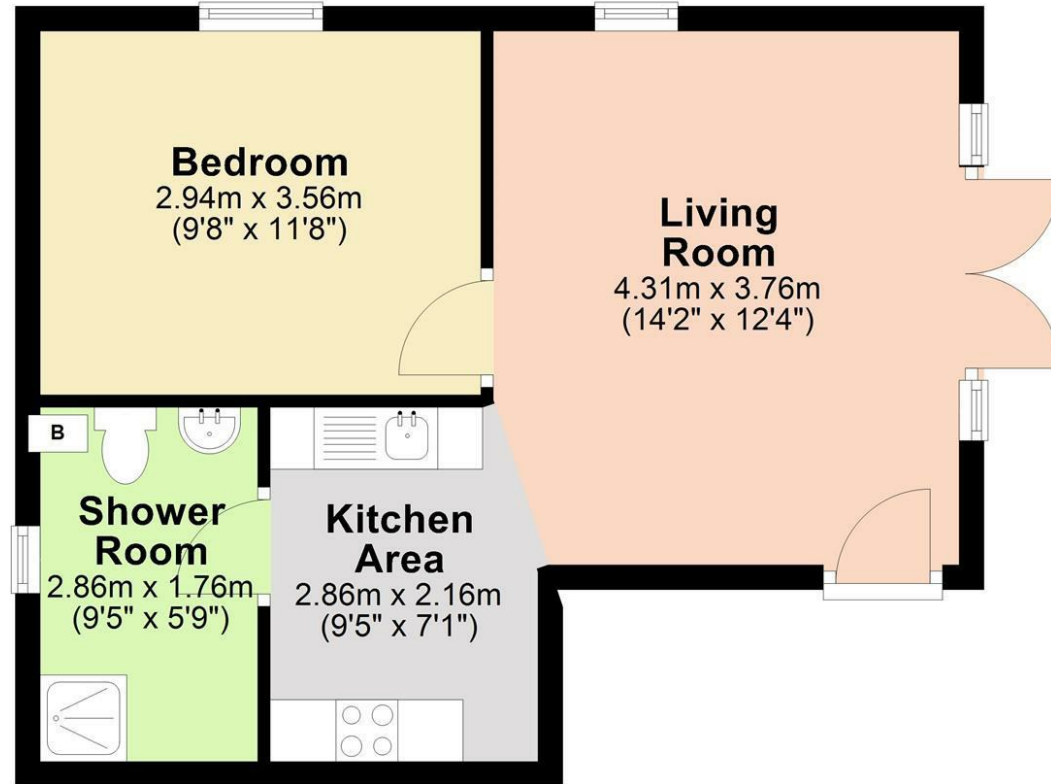
For more information on this property please refer to the Material Information brochure on our Website.





Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 38.4 sq. metres (413.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

