



Tilling Way, Littleport, CB6 1GN

**CHEFFINS**

## Tilling Way

Littleport,  
CB6 1GN

Situated within the popular Highfields Development. Accommodation comprises entrance hall, open plan kitchen/dining room, living room, cloakroom, 3 bedrooms with en-suite to master and a family bathroom. Enclosed rear garden and allocated parking for two cars. Available: 03/08/2026. Deposit: £1,500. Holding deposit: £300. Council tax band: A. EPC: B

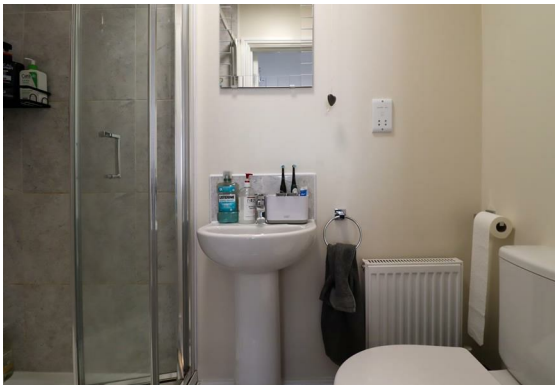
### LOCATION

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.

3 2 1

**£1,300 PCM**





## ENTRANCE HALL

## KITCHEN/DINING ROOM

with electric oven, hob, extractor hood, plumbing for dishwasher and washing machine, patio doors leading to the garden, under stairs storage cupboard housing the boiler.

## LIVING ROOM

## CLOAKROOM

with low level W/C and pedestal hand basin.

## FIRST FLOOR LANDING

with storage cupboard.

## BEDROOM

with built in wardrobes.

## EN-SUITE

with tiled shower cubicle, low level W/C and pedestal hand basin.

## BEDROOM

## BEDROOM

## BATHROOM

with suite comprising panel bath with shower attachment, low level W/C and pedestal hand basin.

## OUTSIDE

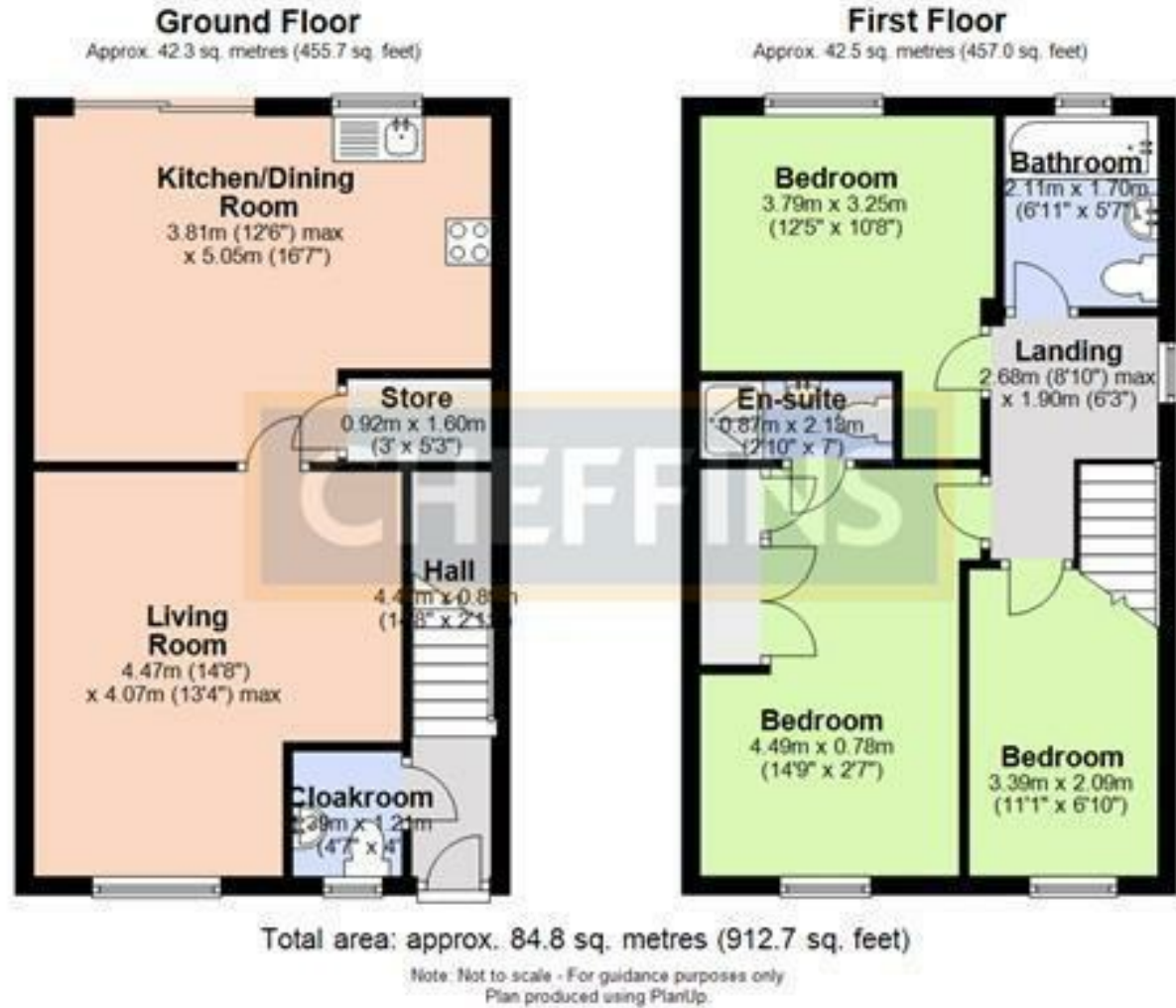
the property is situated in a no through road position with garden to front and fully enclosed rear garden which benefits from low maintenance artificial turf and paved patio, gated access to allocated parking.

## LETTING AGENTS NOTES

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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	



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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.

