



Station Road, Littleport, CB6 1QE

CHEFFINS

Station Road

Littleport,
CB6 1QE

**** Application Pending**** Mid-terrace two bedroom house. Newly decorated and replacement flooring being fitted in the living room. Accommodation comprises kitchen, dining/living room, inner hall, ground floor bathroom and three bedrooms. Enclosed rear garden and two allocated parking spaces. Available: 30/04/2024. Deposit: £1,269. Holding deposit: £253. Minimum 6 month tenancy. Council tax band: B. EPC: D

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.

🛏 2 🚿 1 🛋 1

£1,100 PCM





KITCHEN

with oven, gas hob, extractor, plumbing for washing machine and space for fridge and freezer.

DINING/LIVING ROOM

with under stair storage cupboard.

INNER HALL

BATHROOM

three piece white suite, bath with mixer tap shower attachment and storage cupboard.

BEDROOM

BEDROOM

OUTSIDE

low maintenance enclosed rear garden with shed and gated access to two allocated parking spaces.

LETTING AGENTS NOTES

Deposit - £1,269

Holding deposit - £253

EPC - D

Council tax band - B

Square footage - 871

Property type - mid-terraced house

Property construction - traditionally

built of brick elevations under a tiled roof

Parking - two allocated spaces

Electric supply - mains

Gas supply - mains

Water Supply - mains

Sewerage - mains

Heating source - mains gas boiler with radiators

Broadband connected - yes

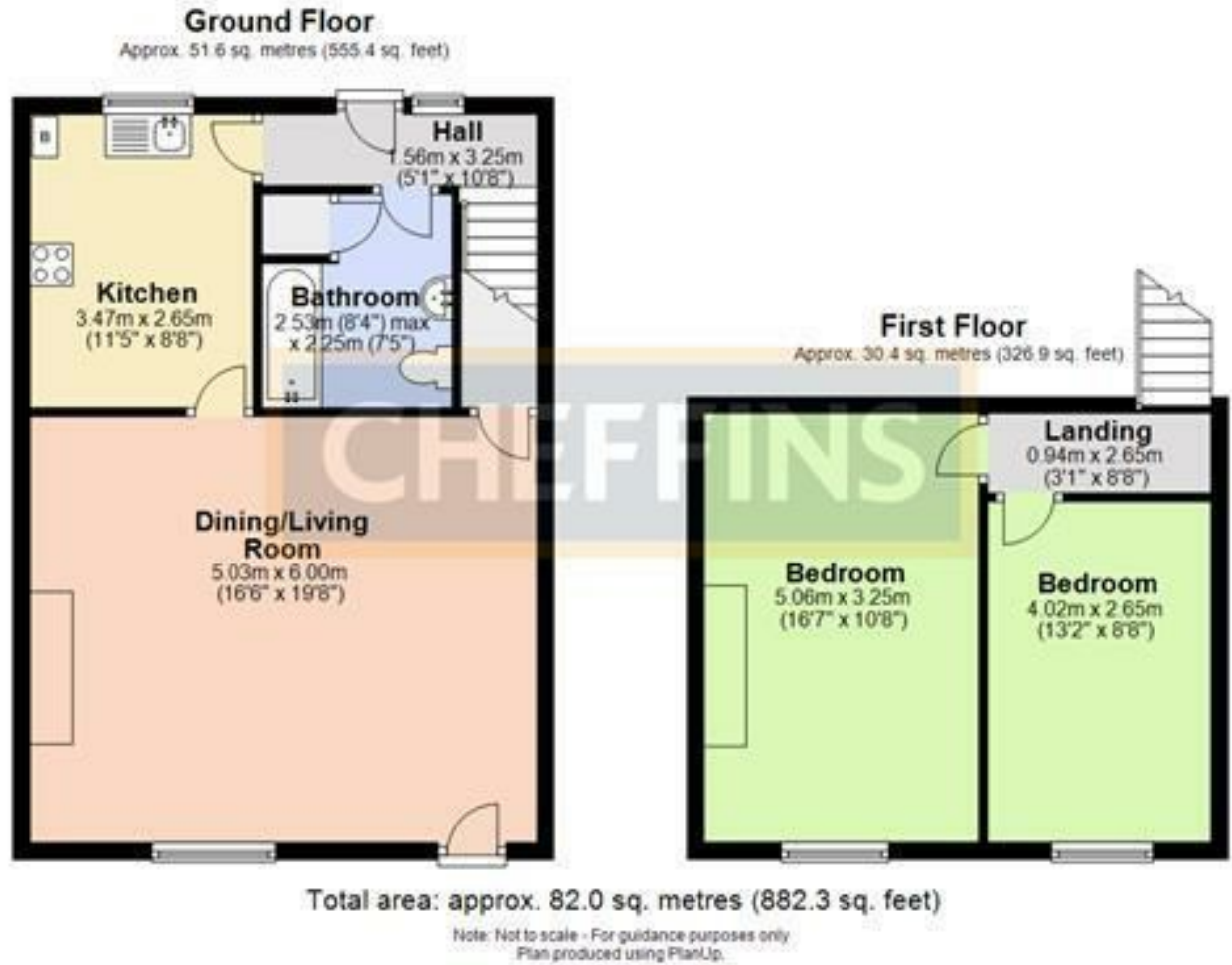
Broadband type - unknown, speeds available: standard, superfast & ultrafast according to Ofcom

Mobile signal/coverage - voice and data: poor according to Ofcom

Flood risk - surface water: very low risk, rivers & sea: very low risk, reservoirs: unlikely, groundwater: unlikely according to information obtained from the Environment Agency website



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

