



Kirby Cross Avenue, Littleport, Ely, CB6 1LH

**CHEFFINS**

## Kirby Cross Avenue

Littleport, Ely,  
CB6 1LH

Semi-detached house in a cul-de-sac location. Accommodation comprises entrance hall, kitchen/dining room, living room, cloakroom, three bedrooms and a family bathroom, garden, single garage and driveway. Available: 17/09/2025. Minimum 6 month term. Deposit: £1,384. Holding fee: £276. Council tax band: B. EPC: C

### 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

**£1,200 PCM**





## HALLWAY

with laminate flooring.

## KITCHEN/DINING ROOM

with laminate flooring, single electric oven, ceramic hob, extractor, plumbing for washing machine, space for fridge freezer, under-stair storage cupboard and door leading to rear garden.

## LIVING ROOM

with laminate flooring, feature fireplace and patio doors leading to rear garden.

## CLOAKROOM

with laminate flooring.

## BEDROOM

with built in wardrobes.

## BEDROOM

## BEDROOM

with storage cupboard.

## BATHROOM

with vinyl flooring and electric shower over bath.

## OUTSIDE

Rear enclosed garden with storage shed, garage and driveway.

## LETTING AGENTS NOTES

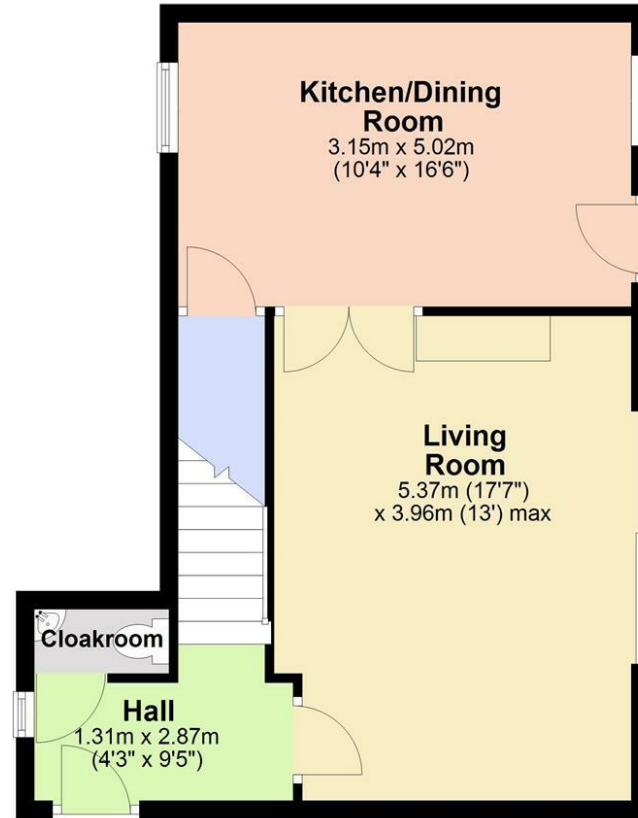
For more information on this property please refer to the Material Information brochure on our Website.



| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            | <b>71</b> |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |

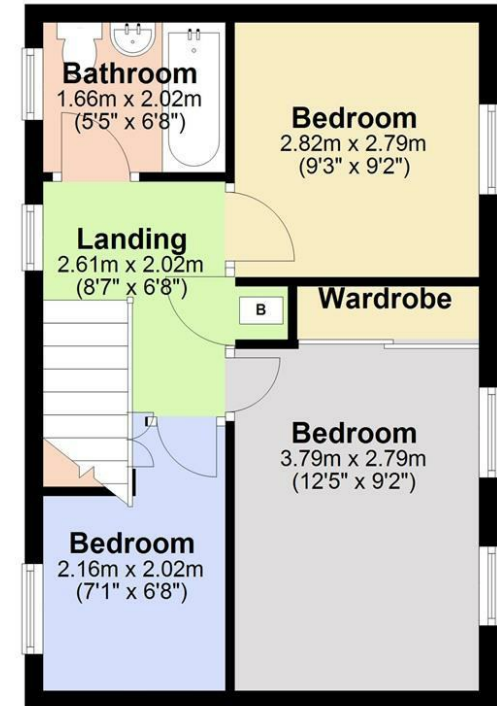
## Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)

### 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.



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