



Station Road, Littleport, CB6 1QE

CHEFFINS

Station Road

Littleport,
CB6 1QE

End of terrace three bedroom house. Accommodation comprises kitchen, living room with flame-effect stove, inner hallway, ground floor bathroom and three bedrooms. There is an enclosed rear garden and two allocated parking spaces. Pet considered. Available: 01/07/2024. 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.

3 1 1

£1,100 PCM





KITCHEN

with integrated oven, gas hob, extractor, integrated fridge, plumbing for washing machine and dishwasher.

LIVING ROOM

with flame effect gas stove.

INNER HALL

BATHROOM

with WC, hand basin and bath with shower attachment over.



BEDROOM

BEDROOM

BEDROOM

OUTSIDE

enclosed rear garden with storage shed and off road parking to the side of the property.



LETTING AGENTS NOTES

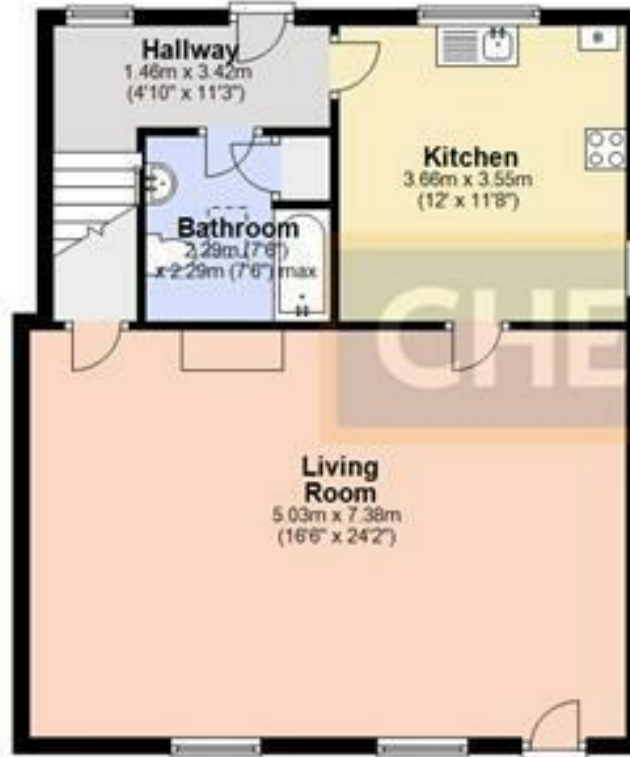
For more information on this property please refer to the Material Information brochure on our Website.



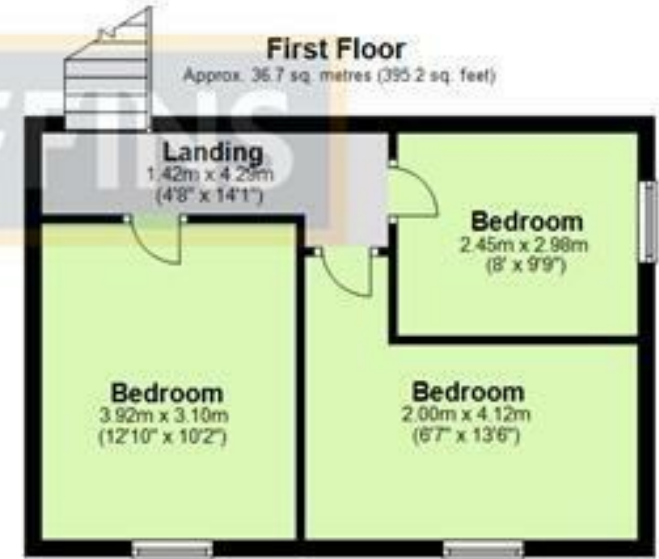
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 63.7 sq. metres (685.6 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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.