



Ely Road, Littleport, CB6 1RT

**CHEFFINS**



## Ely Road

Littleport,  
CB6 1RT

Semi detached barn conversion set in a semi-rural location with easy access to Littleport and Ely. Accommodation comprises open plan kitchen/dining/family room, three bedrooms with two en-suites, shower room, large rear garden and driveway parking for 2/3 cars. Available: 22/01/2026. Deposit: £1,500. Holding fee: £300. 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.

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**£1,300 PCM**





## ENTRANCE HALL

tiled floor with underfloor LPG heating.

## OPEN PLAN

### KITCHEN/DINING/FAMILY ROOM

tiled floor with underfloor heating, breakfast bar, integrated single electrical oven, ceramic hob, extractor, fridge/freezer, dishwasher and washing machine. Bi-folding doors to patio.

## BEDROOM

### SHOWER ROOM

with tiled floor and 1.5m shower cubicle.

## BEDROOM

### EN-SUITE

with tiled floor and 1.5m shower cubicle.

## FIRST FLOOR BEDROOM

with built in wardrobes and Velux windows.

### EN-SUITE

with tiled floor.


## OUTSIDE

driveway parking for 2 cars, rear lawn with patio area and views over open countryside.

## LETTING AGENTS NOTES

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

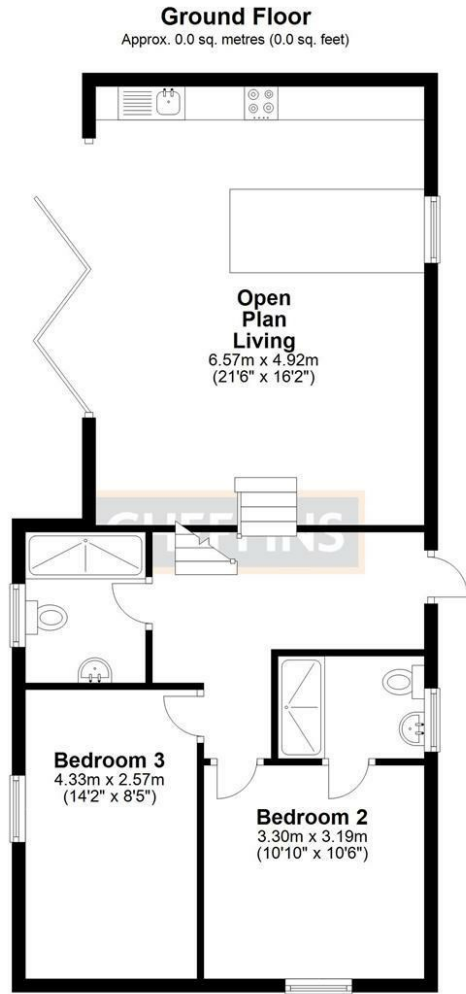


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>55</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



Total area: approx. 32.0 sq. metres (344.7 sq. feet)

