



Church Lane, Littleport, CB6 1PS

**CHEFFINS**

## Church Lane

Littleport,  
CB6 1PS

Ground floor studio flat. Single occupancy only. Accommodation comprises of kitchen/living/bedroom area and shower room. Unallocated parking space to front. Available: 30/06/2026. Deposit: £634. Holding fee: £126. Council tax band: A. EPC: E

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### 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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**£550 PCM**



**ENTRANCE HALL****KITCHEN/LIVING/BEDROOM**

modern fitted kitchen comprising of mounted wall units, wood-effect worktops with stainless steel sink and drainer with chrome mixer tap. Chrome heated towel rail, electric cooker and extractor hood.

**STORE CUPBOARD**

with wooden shelves and plumbing for washing machine.

**SHOWER ROOM**

with WC, basin, electric shower and heated towel rail.

**OUTSIDE**

parking for one car (unallocated).

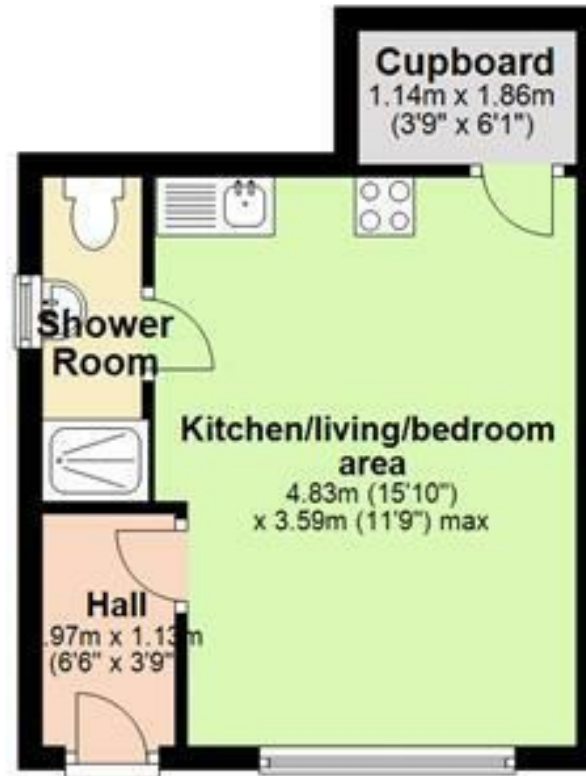
**LETTING AGENTS NOTES**

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



## Ground Floor

Approx. 24.2 sq. metres (260.9 sq. feet)



Total area: approx. 24.2 sq. metres (260.9 sq. feet)

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(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	

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

