



New Road, Littleport, CB6 1PX

**CHEFFINS**

## New Road

Littleport,  
CB6 1PX

Mid terrace house with accommodation comprising kitchen, dining room, living room, store room, two bedrooms and bathroom. Garden with storage shed. Available: 28/01/2026. Deposit: £1,153. Holding fee: £230. Council tax band: A. EPC: D

### LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a furthermore 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

**£1,000 PCM**



**KITCHEN**

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

**STORE ROOM****DINING ROOM****LIVING ROOM**

with feature fireplace.

**BEDROOM**

with storage cupboard.

**BEDROOM****BATHROOM**

with white suite and electric shower over the bath, cupboard housing the boiler.

**LETTING AGENTS NOTES**

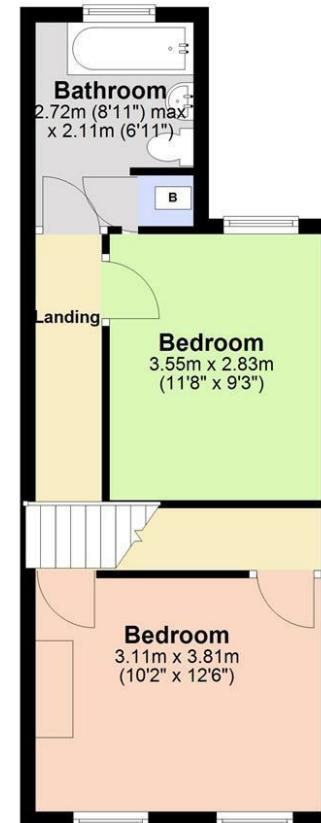
For more information on this property please refer to the Material Information brochure on our Website.



**Ground Floor**  
Approx. 36.4 sq. metres (392.1 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 71.7 sq. metres (771.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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](http://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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