



Highfield Drive, Littleport, CB6 1GB

CHEFFINS

Highfield Drive

Littleport,
CB6 1GB

**** Application Pending**** Three-bedroom terraced house, located in a popular modern residential area. Accommodation comprises: entrance hall, kitchen/dining room, living room, cloakroom, three bedrooms with en-suite to master and bathroom. Outside, there is a rear garden and a driveway. Available: 20/05/2024. Minimum 6 month tenancy. Deposit: £1,269. Holding deposit: £253. 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) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. 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

£1,100 PCM



**ENTRANCE HALL****CLOAKROOM**

with low level WC, vanity unit with inset wash hand basin and wood effect tiled flooring.

KITCHEN

with built-in double oven, gas hob, extractor hood, integrated dishwasher, fridge/freezer, plumbing for washing machine, cupboard housing gas boiler and wood effect tiled flooring.

LIVING ROOM

with French doors to rear garden, engineered oak wood flooring and under stairs storage cupboard.

FIRST FLOOR LANDING

with cupboard housing hot water cylinder.

BEDROOM

with fitted shutter blinds and built-in wardrobe.

ENSUITE

with tiled shower cubicle, wash hand basin and low level WC.

BEDROOM**BEDROOM****BATHROOM**

with panel bath with mixer shower, glass shower screen, low level WC and wash hand basin.

OUTSIDE

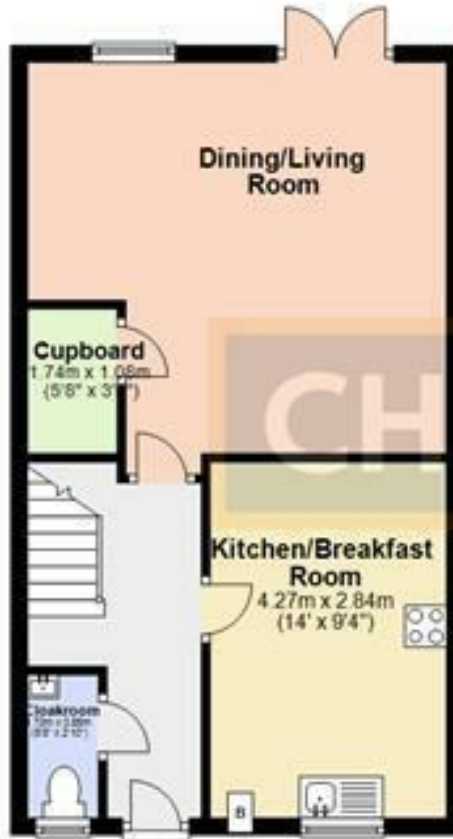
there is an enclosed rear garden which is predominantly laid to lawn with patio area, storage shed, footpath leading to the rear gate which in turn leads to the off road parking for 2 vehicles.

LETTING AGENTS NOTES

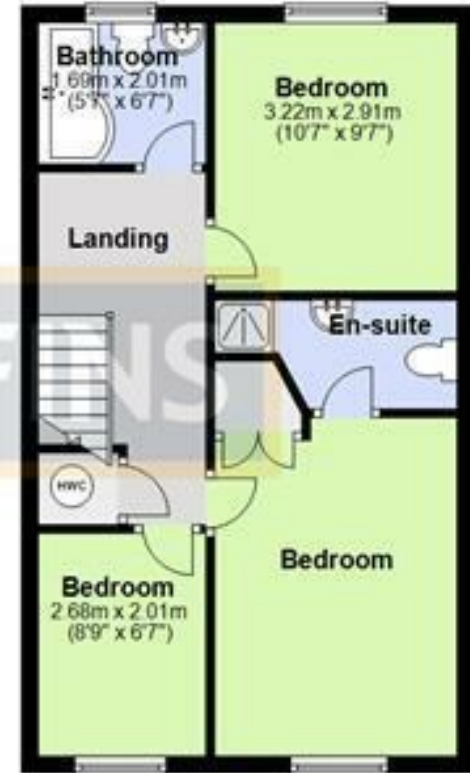
For more information on this property please refer to the Material Information brochure on our Website.



Ground Floor
Approx. 45.5 sq. metres (490.3 sq. feet)




First Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 89.8 sq. metres (966.1 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) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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.

