



Peacock Way, Littleport, CB6 1AB



Peacock Way

Littleport,
CB6 1AB

Semi-detached house in a cul de sac location. Accommodation comprises entrance hall, kitchen, dining/living room, conservatory, cloakroom, 3 bedrooms, bathroom, garden, garage, and driveway. Small pet considered. Available: 08/05/2024. Minimum 6 month term. 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). 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 2

£1,100 PCM



**ENTRANCE HALL**

with under stair storage cupboard.

KITCHEN

with tiled flooring, single electric oven, ceramic hob, extractor hood, space for fridge/freezer and plumbing for washing machine.

DINING/LIVING ROOM

with laminate flooring and patio doors to conservatory.

CONSERVATORY

with vinyl flooring and French doors to garden.

CLOAKROOM**BEDROOM**

with built in double wardrobe.

BEDROOM

with built in single wardrobe.

BEDROOM**BATHROOM**

with vinyl flooring and electric shower over the bath.

EXTERIOR

enclosed rear garden, garage with personal door and driveway.

LETTING AGENTS NOTES

Deposit - £1,269

Holding deposit - £253

EPC - C

Council tax band - B

Square footage - 753

Property type - semi-detached house

Property construction - traditionally built of brick elevations under a tiled roof

Parking - 1x garage & 1x driveway

Electric supply - mains

Gas supply - mains

Water Supply - mains

Sewerage - mains

Heating source - mains gas boiler with radiators

Broadband connected - yes

Broadband type - unknown, speeds available: standard, superfast & ultrafast according to Ofcom

Mobile signal/coverage - voice and data: good according to Ofcom

Flood risk - surface water: low risk, rivers & sea: very low risk, reservoirs: unlikely, groundwater: unlikely according to information obtained from the Environment Agency website



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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.

