



Church Lane, Littleport, CB6 1PS

CHEFFINS

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Littleport,
CB6 1PS

****Fully booked for viewings**** Centrally located first floor two bedroom flat with electric heating and a parking space. Available: 26/07/2024. Deposit: £807. Holding deposit: £161. Minimum term 6 months. 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 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.



£700 PCM



**COMMUNAL ENTRANCE PORCH****ENTRANCE HALL****KITCHEN/LIVING AREA**

With an integrated electric oven, extractor, hob and space for a fridge/freezer.

BEDROOM**BEDROOM****SHOWER ROOM**

with WC, basin, shower cubicle with electric shower and plumbing for washing machine.

OUTSIDE

There is one off road parking space to the left hand side of the building

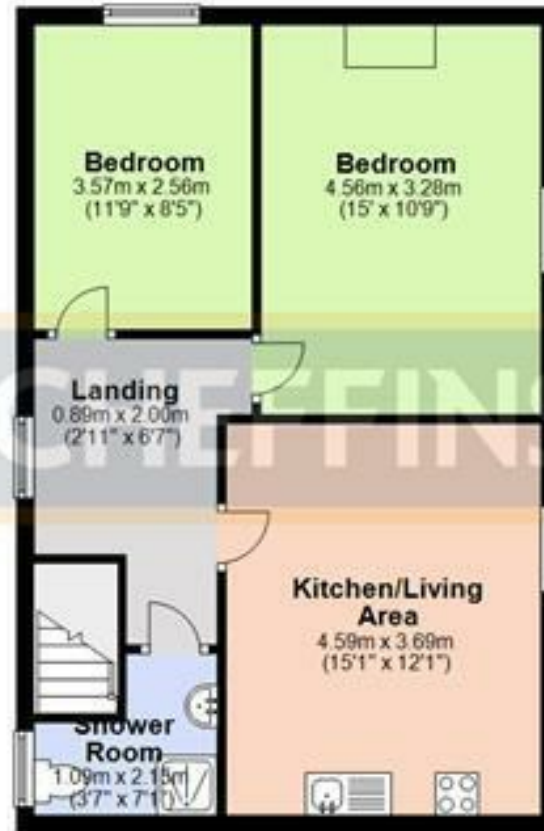
LETTING AGENTS NOTES

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 54.9 sq. metres (591.1 sq. feet)



Total area: approx. 54.9 sq. metres (591.1 sq. feet)

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

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.

