



Mildenhall Road, Littleport, CB7 4SY

CHEFFINS

Mildenhall Road

Littleport,
CB7 4SY

- Available: 27/05/2025
- Minimum 6 month tenancy
- Deposit: £2,192
- Council tax band: C

Detached four bedroom farmhouse situated in a semi rural location. Accommodation comprises: Entrance hall, kitchen, utility room, living/dining room, 4 bedrooms (en-suite to master), bathroom, wrap around garden, (grass cutting included), extensive driveway with double garage. Deposit: £2,192. Holding fee: £438. Water included. Minimum 6 month tenancy. Council tax band: C. EPC: C

 4  2  2

£1,900 PCM





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.

ENTRANCE HALL

KITCHEN

with tiled flooring, breakfast bar, double electric oven, ceramic hob, extractor hood, integrated fridge/freezer and dishwasher.

UTILITY ROOM

with tiled flooring, plumbing for washing machine, stainless steel sink and draining board, door to passageway.

PASSAGE

with vinyl flooring, doors to garage, front and rear gardens.

LIVING/DINING ROOM

with multi fuel burner, patio door to rear garden, bi-fold door to side garden.

STUDY

CLOAKROOM

with tiled flooring.

BEDROOM

with Juliet balcony.

EN-SUITE

with tiled flooring.

BEDROOM

with built in wardrobe.

BEDROOM

with built in wardrobe and cupboard.

BEDROOM

with built in wardrobe.

BATHROOM

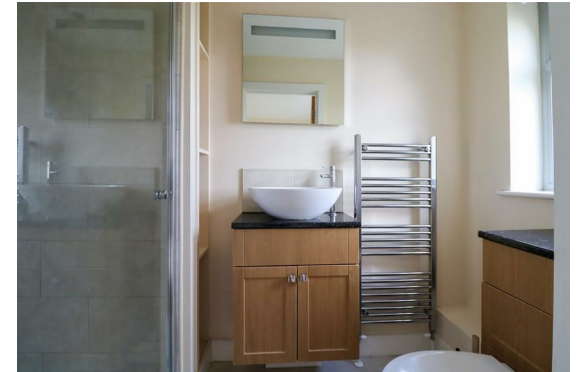
with tiled flooring, 'P' shaped bath with shower over.

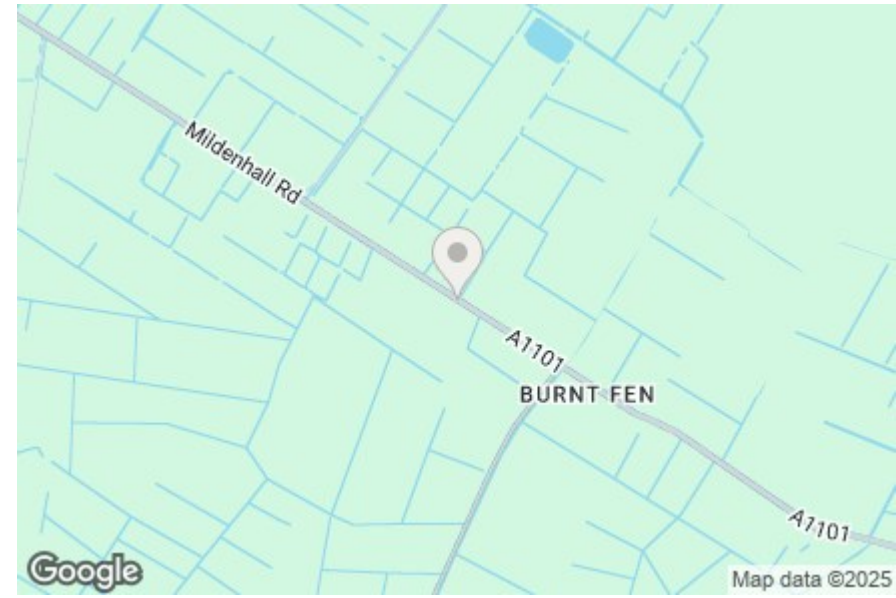
OUTSIDE

Large horseshoe driveway, double garage with electric door, wrap around garden.

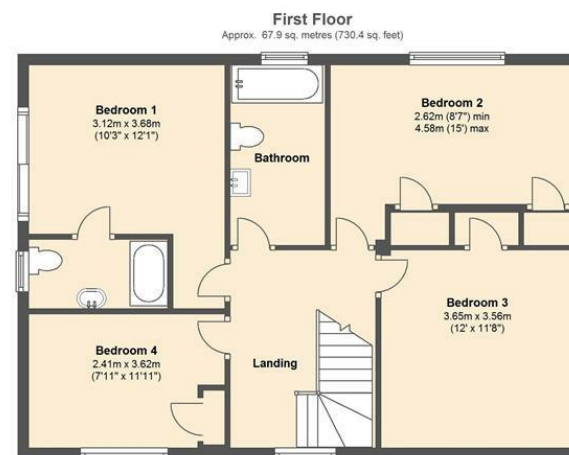
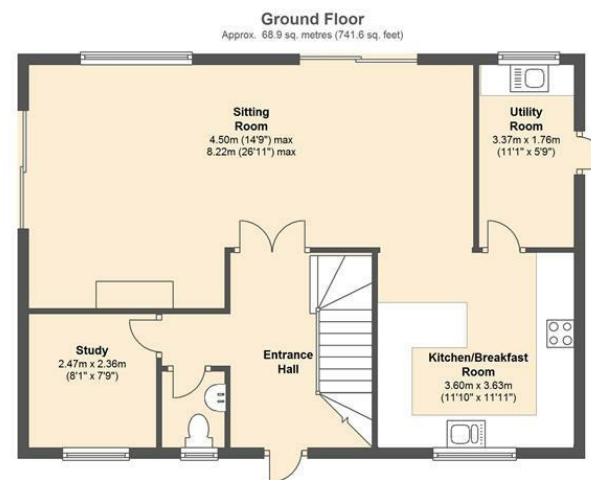
LETTING AGENTS NOTES

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





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



Total area: approx. 136.8 sq. metres (1472.0 sq. feet)

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

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.

