



Station Road, Littleport, CB6 1QF

CHEFFINS

Station Road

Littleport,
CB6 1QF

- Available: 12/06/2025
- Deposit: £1,615
- EPC: A
- Council tax band: TBC

Newly constructed four bedroom detached house, close to the rail station. Accommodation comprises entrance hall, cloakroom, open plan lounge/dining room, kitchen, four bedrooms (one ensuite) and a family bathroom. Enclosed rear garden and driveway to front. Available: 12/06/2025. Deposit: £1615. Holding Fee: £323. Minimum 6 month tenancy. Council tax band: TBC. EPC: A

 4  2  1

£1,400 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

with stairs to first floor.

CLOAKROOM

with WC and hand basin vanity unit, cupboard housing gas fired boiler.

OPEN PLAN LIVING ROOM AND KITCHEN

with integrated electric oven, electric hob, extractor hood, slimline dishwasher, washing machine and fridge/freezer. French doors to rear garden and understairs storage cupboard.

MASTER BEDROOM

with window to rear aspect.

EN-SUITE

with WC, hand basin vanity unit and shower cubicle.

BEDROOM

with windows to side and rear aspect.

BEDROOM

with windows to front and side aspect.

BEDROOM

with window to rear aspect.

BATHROOM

with WC, hand basin vanity unit and bath with shower over. Window to front aspect and heated towel rail.

OUTSIDE

To the front of the property there is a gravel driveway. To the rear, there is a lawn and patio. Please note that this property is adjacent to Littleport train station.

LETTING AGENTS NOTES

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





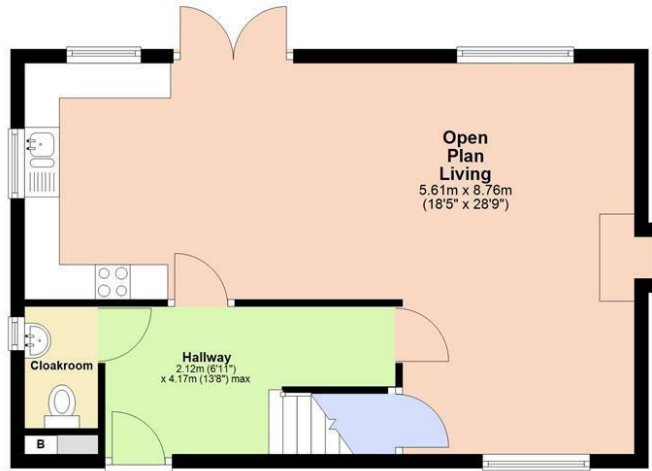


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | 94 | 94 |
| (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 | |

Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 93.5 sq. metres (1006.6 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.



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