



The Barns, Ely, CB6 1GG

**CHEFFINS**



## The Barns

Littleport, Ely,  
CB6 1GG

Modern semi detached three bedroom house. Accommodation comprises entrance hall, kitchen/diner, cloakroom, living room, three bedrooms (en-suite to master) and a family bathroom. Gas central heating, double glazing, enclosed rear garden and two parking spaces. EPC: B

### 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 2 1

**£1,200 PCM**





## **ENTRANCE HALL**

with tiled flooring.



## **KITCHEN/BREAKFAST ROOM**

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



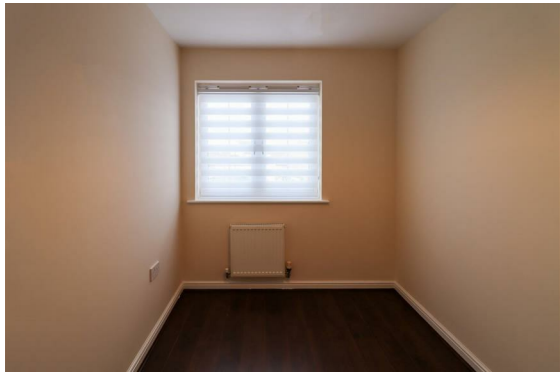
## **CLOAKROOM**

with tiled flooring.



## **DINING/LIVING ROOM**

with wood effect flooring, storage cupboard and French doors leading to the rear garden.



## **BEDROOM**

with wood effect flooring and built in double wardrobe.

## **EN-SUITE**

with tiled flooring.



## **BEDROOM**

## **BEDROOM**

## **OUTSIDE**

Enclosed rear garden and parking for two cars.

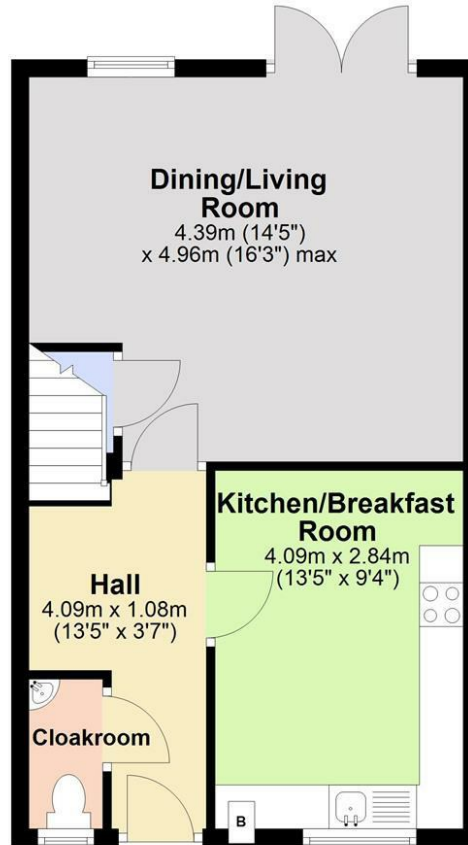
## **LETTING AGENTS NOTES**

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



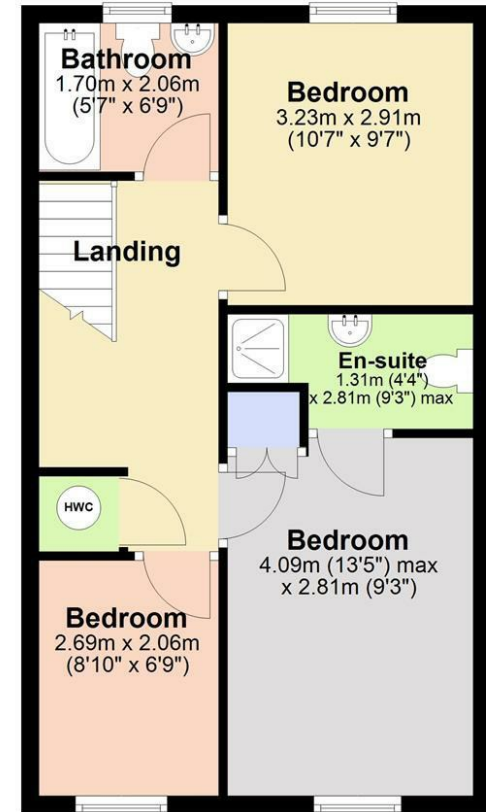
## Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)




## First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>76</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

