



Cedar Court, Littleport, CB6 1PA

CHEFFINS

Cedar Court

Littleport,
CB6 1PA

Mid-terrace three bedroom house. Accommodation comprises kitchen/breakfast room, living room, three bedrooms, bathroom, garden, garage (the landlord stores some items at the rear) and allocated parking space. Available: 25/09/2026. 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 1

£1,100 PCM





ENTRANCE HALL

with tiled floor.

KITCHEN/BREAKFAST ROOM

with laminate flooring, single electric oven, ceramic hob, extractor, plumbing for washing machine.

LIVING ROOM

with patio doors to the garden.

BEDROOM

BEDROOM

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with built in wardrobe.

BATHROOM

with vinyl flooring, shower over the bath and airing cupboard.

OUTSIDE

Enclosed rear garden with patio area and shed. Garage and allocated parking space.

LETTING AGENTS NOTES

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

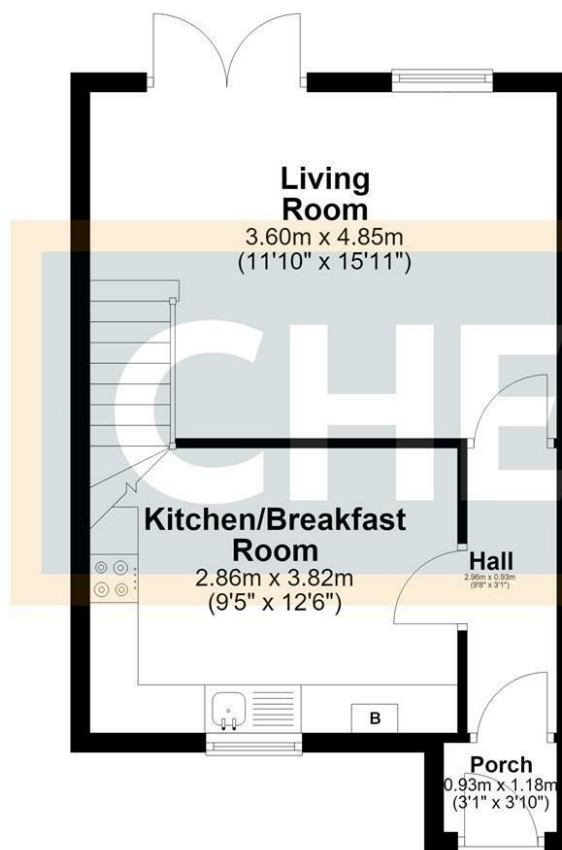




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

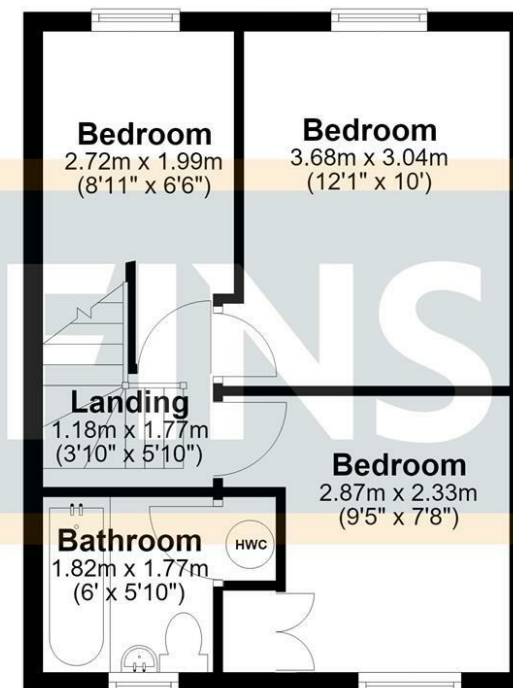
Ground Floor

Approx. 31.9 sq. metres (343.3 sq. feet)
(excluding Porch)



First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

