

£1,225 pcm

Angoods Lane, Chatteris,  
Cambridgeshire PE16 6RG



To arrange a viewing call us now on 01354 694900

Deposit £1,413

Simply stunning and incredibly spacious, this three/four bedroom semi detached house is available mid July, and has lounge/diner, modern kitchen, ground floor shower room and additional reception room.

Upstairs are two double bedrooms and one single, plus the family bathroom.

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#### GROUND FLOOR

**HALL**  
Stairs rising to first floor.

**LOUNGE AREA**  
4.52m (14'10") x 3.09m (10'2")  
Window to front, laminate flooring and feature fireplace.

**DINING AREA**  
3.07m (10'1") x 2.50m (8'2")  
Double doors leading out to the rear garden.



**KITCHEN / BREAKFAST ROOM**  
3.07m (10'1") x 2.45m (8')  
Fitted with modern high gloss wall and base units having single electric oven and four ring ceramic hob, plumbing for washing machine, breakfast bar, laminate floor and window to rear.

**SIDE LOBBY**  
Space for fridge/freezer, door out to garden.



**SHOWER ROOM**  
Fitted with a corner cubicle with electric shower, low level WC and hand wash basin. Window to rear.

**FAMILY ROOM / BEDROOM 4**  
3.82m (12'6") x 3.47m (11'5") max.  
Window to front.



#### FIRST FLOOR

**LANDING**  
Airing cupboard, access into loft space, window to side.

**BEDROOM 1**  
3.31m (10'10") x 3.09m (10'2")  
Window to front, fitted wardrobes.

**BEDROOM 2**  
3.04m (10') x 2.98m (9'9")  
Window to rear, fitted wardrobes.



**BEDROOM 3**  
2.37m (7'9") x 1.89m (6'2")  
Window to front.

#### BATHROOM

Fitted with a panelled bath with electric shower over, low level WC and hand wash basin. Windows to both rear and side.

#### OUTSIDE

The front garden is open plan and laid to gravel. A driveway to one side provides off road parking. To the rear, the garden is laid mainly to lawn with paved patio.

#### SERVICES

Mains gas, electricity, water and drainage.

#### DIRECTIONS

Proceed along the High Street and straight across the mini roundabout. Turn left into Angoods Lane and the property is almost directly in front.

#### INITIAL LENGTH OF TENANCY

6 months

#### Energy rating D

Fenland District Council Tax band B

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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