



Barrett Close, Chatteris, Cambs, PE16 6GL

New Build - Cul-De-Sac Location - Detached House - 3 Bedrooms - Kitchen & Lounge Diner - Main Bathroom, En-Suite & Ground Floor WC - Driveway - Enclosed Rear Garden - Deposit £1,500 - Council Tax Band TBC
EPC Rating TBC

£1,300 pcm



Ground Floor

Entrance Hall

Double glazed entrance door, single radiator, laminate flooring, stairs to first floor and doors to:

Kitchen

3.64m (12') x 3.48m (11'4")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, built-in dishwasher and washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring hob with extractor hood over, double glazed window to rear, storage cupboard, single radiator, laminate flooring ceiling spotlights.

Lounge/Diner

5.68m (18'8") x 3.46m (11'4")
Double glazed window to front, double glazed window to rear, two single radiators, laminate flooring, ceiling spotlights and double glazed double doors to garden.

WC

Double glazed window to front, fitted with two piece suite comprising, vanity wash hand basin with storage under and low-level WC, part tiled walls, single radiator, tiled flooring, extractor fan and ceiling spotlights.

First Floor

Landing

Stairs to ground floor and doors to:-

Bedroom 1

4.78m (15'8") x 2.37 (7'7") max
Two double glazed windows to front, built-in wardrobe, single radiator and door to:

En-suite

Fitted with three piece suite comprising Walk-in shower enclosure, vanity wash hand basin with cupboards under and low-level WC, fully tiled walls, extractor fan, double glazed window to front, single radiator, tiled flooring and ceiling spotlights.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment and glass screen, vanity wash hand basin with cupboards under and low-level WC, fully tiled walls, extractor fan, double glazed window to side, heated towel rail and ceiling spotlights.

Bedroom 2

4.39m (14'5") x 2.43 (7'9")
Two double glazed windows to rear and single radiator.

Bedroom 3

2.78m (9'1") x 2.15m (7'1")
Double glazed window to rear and single radiator.

Outside

A ramp leads to the front entrance door from the blockweave driveway to the side. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with a patio area.

EPC Rating - TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**



SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.