



Station Street, Chatteris, Cambs, PE16 6NB

Central Location - Detached House - 3 Bedrooms - Kitchen/Breakfast Room & Lounge - Family Bathroom, En-suite To Master & Ground Floor WC - Garage & Driveway - Fully Enclosed Gardens - Outdoor Office/Cabin - Deposit £1,615.38 - EPC Rating - TBC - Council Tax Band C - Available Mid May - Call To View (01354) 696700

£1,400 pcm



Ground Floor
 Entrance Hall
 Double glazed entrance door,
 laminate flooring, stairs to first
 floor and doors to:

Kitchen/Breakfast Room
 5.31m (17'5") x 2.83m (9'3")
 Fitted with a matching range of
 base and eye level units with
 worktop space over, 1+1/2 bowl
 stainless steel sink with tiled
 splashbacks, extractor fan,
 integrated fridge, built-in eye level
 electric fan assisted oven, built-in
 induction hob with extractor hood
 over, double glazed window to
 front, two double glazed window to
 side, laminate flooring, double
 glazed double doors to garden.

WC
 Fitted with two piece suite
 comprising, wash hand basin and
 low-level WC, extractor fan, tiled
 splashbacks and laminate flooring.

Utility 1.92m (6'4") x 1.92m (6'4")
 With worktop space, plumbing for
 washing machine, space for
 tumble dryer, laminate flooring and
 double glazed door to rear.

Lounge
 5.31m (17'5") x 3.47m (11'5")
 Double glazed window to rear,
 double glazed window to side,
 double glazed window to front and
 radiator.

First Floor

Landing
 Stairs to ground floor, airing
 cupboard and doors to:

Master Bedroom
 3.54m (11'7") x 3.16m
 Double glazed window to front,
 double glazed window to side,
 single radiator, fitted wardrobes
 and drawers and door to:

En-suite
 Fitted with three piece suite
 comprising pedestal wash hand
 basin, tiled shower enclosure and
 low-level WC, fully tiled walls,
 heated towel rail, extractor fan and
 double glazed window to front.

Bedroom 2
 3.16m (10'4") x 2.89m
 Double glazed window to front,
 built-in wardrobes with sliding

doors and radiator.

Bedroom 3
 2.85m (9'4") x 2.05m (6'9")
 Double glazed window to side and
 radiator.

Bathroom
 Fitted with three piece suite
 comprising panelled bath, pedestal
 wash hand basin and low-level
 WC, fully tiled walls, heated towel
 rail, extractor fan and laminate
 flooring.

Outside
 The property has a single garage
 and driveway to the rear with a
 gate leading to the enclosed rear
 walled garden which is mainly laid
 to lawn, patio area trees, shrubs
 with greenhouse and shed. A
 further gate leads to the front
 walled garden which is laid to
 lawn, pathway trees, planted
 borders and an outdoor garden
 room which is insulated and has
 electric and lighting.

EPC Rating: TBC



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.

Call to arrange a viewing 01354 696700 **TPayne & Co**
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