



Curlew Avenue, Chatteris, Cambs, PE16 6PL

Popular Cul De Sac Location - Mid Terraced House - 2 Bedrooms - Kitchen, Lounge & Conservatory - Bathroom - Front & Rear Gardens - Allocated Parking - Available Now - Deposit £1,038.46 - EPC Rating: TBC - Council Tax Band A

£900 pcm



Ground Floor

Entrance Hall

Entrance door and window to front, single radiator, stairs to first floor and doors to:

Kitchen

3.06m (10') x 1.82m (6')
Recently fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to front, single radiator and vinyl flooring.

Lounge/Diner

4.05m (13'3") x 3.80m (12'6")
Double glazed window to rear, under-stairs storage cupboard, two single radiators, open plan to:

Conservatory

Part brick construction with uPVC double glazed windows, tiled flooring, double glazed double doors to rear garden.

First Floor

Landing

Stairs to ground floor, airing cupboard and doors to:

Bedroom 1

3.80m (12'6") x 3.62 (11'10") max
Two double glazed windows to front and single radiator.

Bedroom 2

3.48m (11'5") x 2.04m (6'8") max
Double glazed window to rear and single radiator.

Bathroom

Recently fitted with three piece suite comprising panelled bath

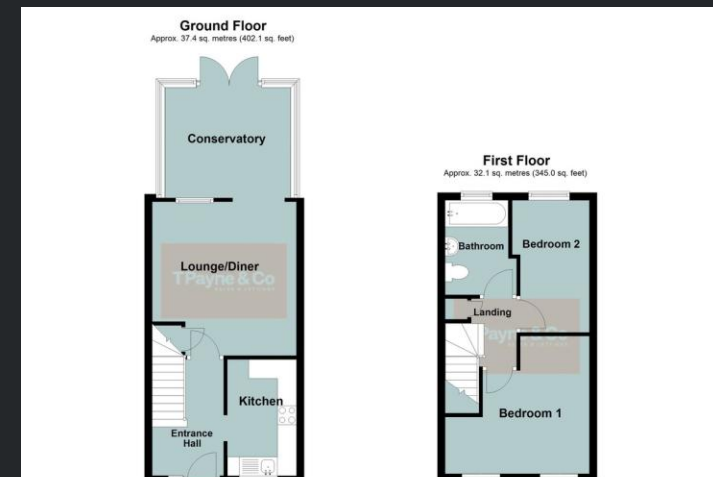
with separate shower over and shower curtain, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to rear, heated towel rail and vinyl flooring.

Outside

The front garden is laid to gravel with pathway leading to the entrance door. The rear garden consists of patio area, artificial lawn, raised beds, shrubs and vegetable garden.

There are two allocated parking spaces to the side.

EPC Rating: TBC



Call to arrange a viewing **01354 696700**

TPayne & 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.