



## Barrett Close, Chatteris, Cambs , Chatteris , PE16 6GL

Modern Build - Detached House - 3 Bedrooms - Kitchen/Diner - Lounge - Ensuite To Master- Bathroom & Ground Floor WC - Enclosed Rear Garden & Parking - Deposit £1,673.07 - Tax Band D - EPC Rating B - Call To View (01354) 696700

**£1,450 pcm**



## Ground Floor

### Entrance Hall

Built in under stairs storage cupboard, radiator and stairs leading to the first floor.

### Lounge

5.47m (17'9") x 3.42m (11'2")  
Double glazed window to rear and front, laminate flooring and double-glazed double doors leading to the garden.

### Kitchen/Diner

5.47m (17'9") x 3.64m (11'9")  
Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, built-in dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, double glazed window to rear, double glazed window to front, laminate flooring door to the boiler cupboard.

## WC

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

## First Floor

### Landing

Door to;

### Bedroom 1

3.44m (11'2") x 3.20m (10'4")  
Double glazed window to front, radiator and door to:

### En-suite

Fitted with three piece suite comprising of shower cubicle, wash and basin, low level WC, heated towel rail, tiled surround and tiled flooring.

### Bedroom 2

3.63m (11'9") x 2.68m (8'7")  
Double glazed window to front and radiator.

## Bedroom 3

3.63m (11'9") x 2.66m (8'7")  
Double glazed window to rear and radiator

## Bathroom

Fitted with three piece suite comprising of panelled bath, wash and basin, low level WC, heated towel rail, tiled surround and tiled flooring and double glazed window to the rear.

## Outside

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



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.