



## Ash Grove, Chatteris, Cambs, PE16 6NL

Close To The Town Centre - Modern End Terraced House - 2 Bedrooms - Kitchen/Breakfast Room & Lounge - First Floor Bathroom & Ground Floor WC – Space For Parking - Deposit £980.76 - EPC Rating: B - Council Tax Band A - Call to view (01354) 696700

**£850 pcm**



### Ground Floor

#### Kitchen/Breakfast Room

3.92m (12'10") x 2.51m (8'3")  
Fitted with a matching range of base and eye level units with worktop space over with underlighting, electric hob with extractor hood over and oven, stainless steel sink, built-in fridge/freezer, slimline dishwasher, radiator, vinyl flooring and double glazed window to side.

Lounge 4.31m (14'2") max x 3.69m (12'1")  
Entrance door and double-glazed window to side, two double glazed windows to front, radiator and stairs to first floor.

#### WC

Fitted with two-piece suite comprising, corner wash hand basin with splashback, low level WC, extractor fan, radiator and vinyl flooring and double-glazed window to side.

### First Floor

Bedroom 1 3.93m (12'11") x 2.51m (8'3")  
Double glazed window to rear and radiator.

Bedroom 2 3.69m (12'1") x 2.36m (7'9")  
Two double glazed windows to front, double glazed window to side and radiator.

#### Bathroom

Fitted with three-piece suite comprising bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, extractor fan, heated towel rail and vinyl flooring and double-glazed window to side.

EPC Rating - B



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.