



Fillenham Way, Chatteris, Cambs, PE16 6FW

Semi Detached House - 3 Bedrooms – Kitchen/Diner & Lounge - Family Bathroom, En-Suite & Ground Floor WC - Enclosed Rear Garden - Driveway - Council Tax Band TBC - EPC Rating B - Deposit £1,557.69– Available End Of December

£1,350 pcm



Ground Floor

Entrance Hall
Double glazed entrance door,
radiator and door to:

Lounge
4.30m (14'1") x 3.85m (12'8") max
Double glazed window to front,
under-stairs storage cupboard and
radiator.

Kitchen/Breakfast Room
3.85m (12'8") x 1.65m (5'5")
Fitted with a matching range of
base and eye level units with
worktop space over, 1+1/2 bowl
stainless steel sink, space for
fridge/freezer, space for
dishwasher OR washing machine,
built-in electric fan assisted oven,
built-in four ring gas hob with
extractor hood over, double glazed
window to rear, two double glazed
doors to rear garden and vinyl
flooring.

WC
Fitted with two piece suite
comprising, pedestal wash hand
basin, low-level WC, extractor fan,

tiled splashbacks, radiator and
vinyl flooring.

First Floor

Landing
Stairs to both ground floor and
second floor, radiator.

Bedroom 2
3.85m (12'8") x 2.79m (9'2")
Two double glazed windows to
front and radiator.

Bedroom 3
3.85m (12'8") x 3.39m (11'1")
(max)
Double glazed window to rear and
radiator.

Bathroom
Fitted with three piece suite
comprising panelled bath with
separate shower over and glass
screen, pedestal wash hand basin
and low-level WC, part tiled walls,
extractor fan, double glazed
window to side and radiator.

Second Floor

Bedroom 1
4.85m (15'11") x 2.74m (9') max
Double glazed window to front,
radiator and door to:

En-suite
Fitted with three piece suite
comprising pedestal wash hand
basin, tiled shower enclosure and
low-level WC, part tiled walls,
extractor fan, skylight, radiator and
door to Store Room.

Outside:
There is a driveway to the side of
the property and gate access to
the rear garden. A lawn and
shrubs to the front with pathway
leading to the front entrance door.
There is an enclosed rear garden.

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.