



Curlew Avenue, Chatteris, PE16 6PL

Very Well Presented - End Terrace House - 3 Bedrooms - Kitchen & Living Room - Enclosed Rear Garden - Off Road Parking To Rear - Available Now - Deposit £1,211.53

**£1,050 pcm**



**Ground Floor**  
**Entrance Hall**  
 Double glazed window and entrance door to front, radiator, laminate flooring, coving to ceiling, stairs to first floor, door to living room and archway to:

**Kitchen**  
 2.65m (8'8") x 2.41m (7'11")  
 Double glazed window to front, fitted with a matching range of base and eye level units, worktop, circular stainless steel sink with drainer and mixer tap, tiled splashbacks, built-in fridge, space and plumbing for washing machine and slim line dishwasher, fitted electric double oven, built-in five ring gas hob with extractor hood over, tiled flooring and coving to ceiling.

**Living Room**  
 4.91m (16'1") max x 4.55m (14'11") max  
 Double glazed window and double glazed double doors to rear, two radiators, laminate flooring, coving to ceiling, under stairs storage cupboard.

**First Floor**  
**Landing**  
 Double glazed window to side, fitted airing cupboard, stairs to ground floor and doors to:

**Bedroom 1**  
 4.00m (13'1") max x 2.61m (8'7")  
 Double glazed window to rear, radiator and coving to ceiling.

**Bedroom 2**  
 3.37m (11'1") max x 2.47m (8'1")  
 Double glazed window to front and radiator.

**Bedroom 3**  
 2.69m (8'10") x 1.90m (6'3")  
 Double glazed window to rear and radiator.

**Bathroom**  
 Double glazed window to front, P shaped panelled bath with mixer tap and separate shower over with glass screen, pedestal wash hand basin, low-level WC, part tiled walls and heated towel rail.

**Outside**  
 Gravelled front garden, with pathway to entrance door, the rear garden is fully enclosed and extends to the side of the property with a paved and lean to covered area for bike storage. The remainder of the garden has a wooden decked area, leading to the lawn, with a metal storage shed. To the rear of the property there is allocated off road parking for 2 cars.

**Directions**  
 Turning left out of our High Street office. Turn right into Furrowfields Road, right into Curlew Avenue and the property can be found on the right hand side.

**EPC RATING - C**



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** **T Payne & Co**  
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