



St. Pauls Drive, Chatteris, Cambs, PE16 6DG

Mid Terraced House - 2 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom - Enclosed Rear Garden -
Allocated Parking for 2 Vehicles - Council Tax Band A - EPC Rating D - Deposit £1,125.00 – Available March

£975 pcm



Ground Floor

Porch

Double glazed entrance door, door to:

Lounge

4.06m (13'4") x 3.92m (12'10")
Double glazed window to front, single radiator, stairs to first floor, open plan to:

Kitchen/Breakfast Room

3.92m (12'10") x 3.11m (10'2")
Fitted with a matching range of base and eye level units with worktop space over and matching island/breakfast bar, composite sink with tiled splashbacks, plumbing for washing machine, electric cooker, two double glazed windows to rear, single radiator, vinyl flooring and door to rear garden.

First Floor

Landing

Stairs to ground floor, airing cupboard and doors to:

Bedroom 1

3.92m (12'10") x 3.70m (12'14") max
Two double glazed windows to front, built-in wardrobes and single radiator.

Bedroom 2

3.47m (11'5") x 2.00m (6'7") max
Double glazed window to rear and single radiator.

Shower Room

Fitted with three piece suite with tiled shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear and heated towel rail.

Outside

There is a small front garden laid to slate chippings, enclosed rear garden which is mainly laid to lawn with paved patio area with a gate to the rear and two allocated parking spaces.

EPC Rating: D



Call to arrange a viewing **01354 696700**

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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.

