



# MAXEY GROUNDS

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Residential Lettings

## £725 pcm



Ref: M5028

### **4 Dobbs Yard, Off High Street, Chatteris, Cambridgeshire, PE16 6NT**

Terraced cottage situated in a quiet lane within walking distance of the town. Accommodation includes lounge with open fire, kitchen, 1 double bedroom and 1 single bedroom and bathroom with shower over. Having an area of front garden with off road parking, the property further benefits from gas central heating. Rent and deposit payable in advance.





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**ENTRANCE HALL** Front door and storage area

**KITCHEN** 11' 10" x 9' 10" (3.61m x 3m) Sash window to front, fitted with a range of matching wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink and drainer, space and plumbing for washing machine, free standing electric cooker and radiator.

**LOUNGE** 11' 10" x 9' 10" (3.61m x 3m) Sash window to front, radiator, laminate flooring and open fire.

**BEDROOM 1** 10' 00" x 11' 11" (3.05m x 3.63m) Sash window to front and radiator.

**BEDROOM 2** 9' 11" x 5' 08" (3.02m x 1.73m) Sash window to rear and radiator.

**BATHROOM** 6' 08" x 5' 09" (2.03m x 1.75m) Fitted with three-piece suite comprising low level WC, pedestal wash basin and bath with shower over, tiled splash back, sash window to front and radiator.

**OUTSIDE** The property lies back from the single track road and has off road parking for one car. Garden is laid to gravel.

**SERVICES** Mains gas, electricity, water and drainage. Radiator central heating via gas fired boiler.

**DIRECTIONS** From our High Street March Office turn left and travel through High Street continuing along this road out of the town and to the roundabout on the A141 Ilse of Ely Way. Take the 1st exit travelling towards Chatteris. Once you reach the roundabout at Chatteris take the 2nd exit into Bridge Street. Continuing along this road into High Street, Dobbs Yard can be found on the left hand side to the rear of 117 High Street.

**COUNCIL TAX** BAND A - £1,552

**EPC RATING** BAND D

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 21st April 2021



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