



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£800 pcm



Ref: C8013

**27 Whitmill Road, Chatteris,
Cambridgeshire, PE16 6PG**

Two bedroom mid terrace house on a modern development. The property benefits from porch leading into lounge, kitchen/diner, 2 bedrooms and bathroom. Double glazing and gas central heating. Enclosed rear garden. Two parking spaces. Deposit and rent payable in advance.





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ENTRANCE HALL Double glazed front entrance door, wall mounted consumer unit, radiator, door to lounge.

LOUNGE 13' 11" x 13' 4" (4.24m x 4.06m) Double glazed window to the front, radiator, door to kitchen/diner.

KITCHEN/DINER 13' 1" x 10' 0" (3.99m x 3.05m) Double glazed window and patio doors to the rear, radiator, range of fitted matching floor and wall mounted units, electric oven, gas hob with extractor hood over, wall tiling, work surface areas, space and plumbing for automatic washing machine.

FIRST FLOOR LANDING Stairs leading to first floor landing, cupboard housing wall mounted gas fired boiler, cupboard with radiator and shelving, loft hatch.

BEDROOM ONE 13' 1" x 10' 6" (3.99m x 3.2m) Two double glazed windows to the front, radiator.

BEDROOM TWO 9' 11" x 6' 8" (3.02m x 2.03m) Double glazed window to the rear, radiator.

BATHROOM 6' 3" x 6' 1" (1.91m x 1.85m) Double glazed window to the rear, three piece suite comprising pedestal hand basin, low level wc and panelled bath with shower over, wall tiling, radiator.

OUTSIDE Front garden is open plan with paved path to front entrance door, rear garden is enclosed with gate to right of way to the rear, borders and lawn, paved patio, garden sheds.

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

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From our High Street March Office turn left and follow the road out of the town to the roundabout on the A141 Isle of Ely Way. Take the 1st exit and travel to Chatteris. Take the 2nd exit on the roundabout heading into Bridge Street, follow Bridge Street into the town centre bearing onto West Park Street. Proceed on this road into London Road. Once on London Road turn right into Whitemill Road. At the open green ring turn right where the property will be found on the left hand side.

COUNCIL TAX BAND A

EPC RATING C

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 2nd May 2025



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- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
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- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.