



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,200 pcm



Ref: M5463

**16 Park Street, Chatteris, Cambridgeshire,
PE16 6AE**

RENOVATED THREE STOREY TOWN HOUSE with accommodation including, kitchen/diner, lounge, 4 bedrooms, 2 en-suites and family bathroom, parking access through double gates for two cars, enclosed rear garden laid to lawn, patio areas and borders.





MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

KITCHEN/DINER 13' 7" x 12' 7" (4.14m x 3.84m) Double glazed front entrance door, double glazed front bay window, range of matching wall, base and draw units with integral fridge/freezer, washing machine and dishwasher, ceramic one and a half sink bowl unit and drainer, splashback, gas hob with extractor fan and splashback, eye level oven and microwave, cupboard housing the gas fired boiler, flat ceiling with spotlights and ceiling rose.

LOUNGE 14' 7" x 12' 1" (4.44m x 3.68m) Double glazed sash window to side, log burner with decorative wood mantel, radiator, flat ceiling with light, bi-fold doors to garden.

ENTRANCE HALL Double glazed entrance door to side, flat ceiling with spotlights, radiator, under stairs storage cupboard with double glazed window, stairs leading off to first floor.

FIRST FLOOR Two double glazed windows, flat ceiling.

BEDROOM ONE 13' 6" x 13' 5" (4.11m x 4.09m) Double glazed sash window to front, radiator, tv point, flat ceiling with light.

ENSUITE 7' 7" x 7' 0" (2.31m x 2.13m) Double glazed sash window to front, flat ceiling with spotlights, shower cubicle with tiled boarding, walled mirror with light, extractor fan, low level wc, vanity unit with work surface and sink, towel radiator, cupboard housing immersion tank.

BEDROOM TWO 14' 7" x 10' 8" (4.44m x 3.25m) Double glazed sash window to rear, radiator, fitted wardrobe cupboards, tv point, flat ceiling with light.

BATHROOM 7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window to rear, bath, low level wc, vanity unit with worktop surface and butler sink, tiled splashbacks, flat ceiling with spotlights, towel radiator.

SECOND FLOOR Stairs and landing, double glazed window.

BEDROOM THREE 14' 2" x 13' 8" (4.32m x 4.17m) Two double glazed sash windows to front, tv point, radiator, flat ceiling with light.

ENSUITE 7' 7" x 7' 4" (2.31m x 2.24m) Double glazed sash window, flat sloping ceiling with spotlight, towel radiator, walled mirror with light.

BEDROOM FOUR 7' 5" x 7' 4" (2.26m x 2.24m) Double glazed window to rear, radiator, flat ceiling with light, tv point.

OUTSIDE Double gates lead into the rear garden with parking for two cars. Gardens laid to paved patio area, lawn and borders, further patio area at the bottom of the garden access via gravelled pathway.

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

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 into Park Street, this property can be found on the left handside.

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.

COUNCIL TAX BAND TBC

EPC RATING 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 6th May 2025



MAXEY GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **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**
- **EXPERT WITNESS REPORTS**
- **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.