



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£750 pcm



Ref: C7702

3 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, kitchen, 2 bedrooms and bathroom. 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 From entrance door with stairs leading off, flat ceiling with smoke alarm, sliding doors either side to lounge and kitchen.

LOUNGE 11' 11" x 10' into recess (3.63m x 3.05m) Window to front, textured ceiling with light, tv cabling, fireplace with electric fire.

KITCHEN 11' 11" x 8' 5" (3.63m x 2.57m) Window to front, textured ceiling with light, radiator, tiled floor, range of wall, base and drawer units with worktop surfaces and tiled splashbacks, stainless steel one and a half bowl sink unit with drainer and mixer tap, electric oven and hob, panty cupboard with shelving.

HALLWAY Hallway between kitchen and bathroom. Window to rear, airing cupboard housing gas fired boiler.

BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m) Frosted double glazed window to front, fully tiled floor and walls, flat ceiling with light, low level wc, shower cubicle with Triton Electric shower, vanity wash hand basin.

STAIRS AND LANDING Flat ceiling with light and smoke alarm, window to landing, doors leading off to bedrooms.

BEDROOM ONE 11' 11" x 9' 10" into recess (3.63m x 3m) Window to front, textured ceiling with light, radiator, electric radiator, cupboard with loft hatch and shelf.

BEDROOM TWO 11' 11" into recess x 10' (3.63m x 3.05m) Window to front, flat ceiling with light, radiator.

OUTSIDE Paved patio area to front entrance door, part hedge screening and gravelled area for car parking to front, storage shed to side.

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

VIEWINGS 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 travel through High Street continuing along this road out of the town and to the roundabout on the A141 Isle 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

EPC RATING BAND E

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 11th November 2025



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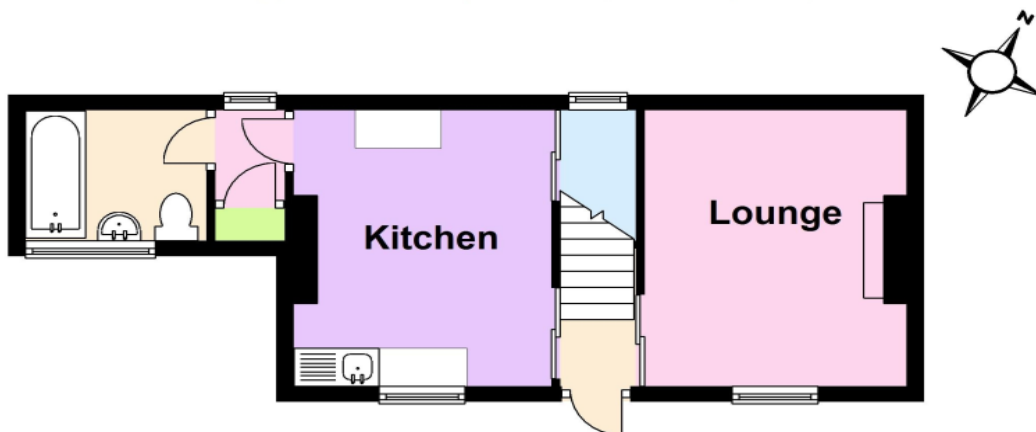
march@maxeygrounds.co.uk

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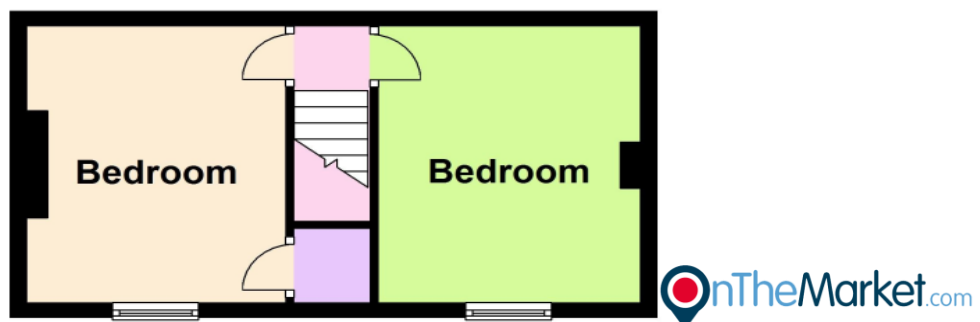
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



First Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



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.