



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£895 pcm



Ref: M5534

11 Rosemary Lane, Chatteris, Cambridgeshire, PE16 6EP

Situated in a largely pedestrian area close to the town centre, this end of terraced cottage has accommodation including lounge, kitchen, conservatory, ground floor bathroom, 2 bedrooms and en-suite. Having double glazing and gas central heating, the cottage also benefits from a courtyard at the rear.





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LOUNGE 13' 11" x 11' 11" max (4.24m x 3.63m) Double glazed door and window to front, radiator, mock fire recess, recess shelving and meter cupboards.

KITCHEN 10' 4" x 7' 5" excluding recess (3.15m x 2.26m) Having a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, tiled floor, inset spot lighting to ceiling, double glazed window to side, window and double glazed door to conservatory, extractor fan, freestanding electric cooker, plumbing and space for dishwasher, space for under unit fridge, under stairs recess offering space for a fridge/freezer or just a place to sit with a small round table and chair, stairs leading off.

CONSERVATORY 10' 11" x 5' 8" excluding washing/cloaks area (3.33m x 1.73m) Radiator, double glazed door and window to rear courtyard. Area leading off with plumbing for automatic washing machine and a row of coat hooks.

GF BATHROOM 8' x 6' 6" max (2.44m x 1.98m) Built in double storage cupboard with shelving, white suite including panel bath, vanity wash basin and low level wc, shaver point, extractor fan, double glazed window, tiled floor and walls, radiator.

FIRST FLOOR Stairs to.

BEDROOM 1 14' x 12' 1" overall measurements including en suite (4.27m x 3.68m) Double glazed window to front, radiator, loft access (loft has full insulation and so there is no availability for storage).

EN SUITE Tiled walls, fitted white suite including low level wc, shower cubicle and vanity wash basin with mirrored medicine cabinet over, double glazed window, upright towel radiator.

BEDROOM 2 10' 4" x 7' 9" (3.15m x 2.36m) Double glazed window to rear, radiator, built in boiler cupboard housing wall mounted Vaillant gas fired boiler.

OUTSIDE The property has a paved courtyard to rear which is enclosed by fencing. There is no access to rear however there is a hand gate which leads directly into a neighbouring garden, this hand gate may be used only for emergency exit of the property should the front door be inaccessible for any reason.

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

DIRECTIONS The property fronts a pedestrian access running from Station Street through to Huntingdon Road, on street parking is available on both of these roads.

COUNCIL TAX BAND A

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 29th April 2026



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We would suggest you contact the office before travelling any distance to ensure the property is still available and that your impression of the property is as we intended.

Offices at March and Wisbech

www.maxeygrounds.co.uk