

# £825 pcm

St Pauls Drive, Chatteris, Cambridgeshire PE16 6DG



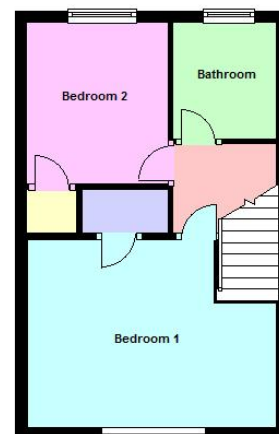
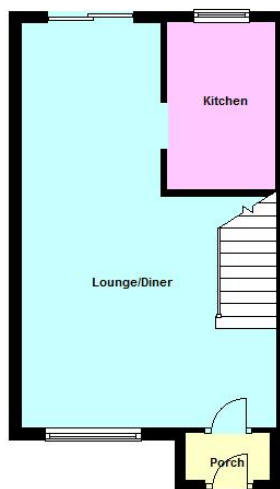
To arrange a viewing call us now on 01354 694900

Deposit £951

Available early May, this two bedroom end of terraced house has kitchen, lounge/diner and double glazed windows.

Other benefits include a low maintenance rear garden and communal parking to the rear.

Call to arrange an early viewing.



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### PORCH

Entrance door, door to:

### LOUNGE/DINER

6.96m (22'10") max. x 4.41m (14'6") max.  
Double glazed window to front, electric storage heaters, stairs to first floor with storage under, sliding patio to the rear garden.



### KITCHEN

2.87m (9'5") x 1.87m (6'2")  
Fitted with a matching base and eye level units with worktop space over with ceramic tiling around, stainless steel sink, plumbing for washing machine, space for fridge, built-in oven, hob with pull out extractor hood over, double glazed window to rear, electric heater.

### BEDROOM 1

4.43m (14'6") max. x 3.24m (10'8") max.  
Double glazed window to front, electric storage heater, storage cupboard.



### BEDROOM 2

2.93m (9'7") x 2.39m (7'10")  
Double glazed window to rear, electric heater, storage cupboard.



### BATHROOM

Fitted with three piece suite with panelled bath, pedestal wash hand basin and low-level WC, tiled surround, double glazed window to rear, electric heater.



### OUTSIDE

To the front is a small lawn area, to the side is a gate giving access to the rear garden. The enclosed rear garden comprises a patio, shed and shrubs

Energy rating - D

Fenland District Council tax band - B

### Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective tenants conduct their own due diligence before making any decisions.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

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