£1,100 pcm

Ellingham Gardens, Chatteris, Cambridgeshire
PE16 6WB

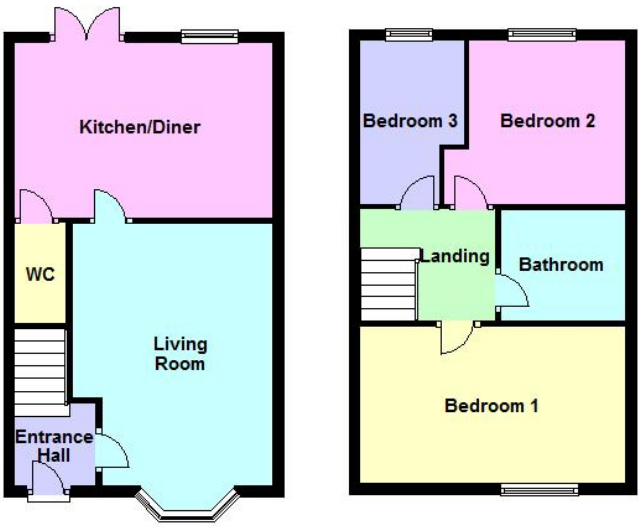


To arrange a viewing call us now on 01354 694900

Deposit £1,269

Available end of January, this three bedroom semi detached house is situated within walking distance of the town centre, has gas central heating, double glazing and single garage.

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GROUND FLOOR
Front entrance door to:

Entrance Hall
Stairs to first floor, radiator.

Living room
4.75m (15'7") x 3.75m (12'4")
Double glazed bay window to front, radiator.

Kitchen/diner
4.80m (15'9") x 3.15m (10'4")
Fitted with a matching range of base and eye level units with worktop over, stainless steel sink with mixer tap, plumbing for washing machine, built in gas hob and oven, double glazed window to rear, radiator, ceramic tiled floor, patio doors to garden.

WC
Two piece suite comprising, wash hand basin, low-level WC and extractor fan.

FIRST FLOOR LANDING
Access to:

Attic storage room
Velux skylight to rear, sloping ceiling.

Bedroom 1
4.80m (15'9") x 2.75m (9')
Double glazed window to front, radiator.

Bedroom 2
2.95m (9'8") x 2.45m (8'1")
Double glazed window to rear, radiator.

Bedroom 3
2.95m (9'8") x 1.61m (7'5")
Double glazed window to rear, radiator.

Bathroom
Three piece suite comprising panelled bath, shower over, pedestal wash hand basin and low-level WC, ceramic tiling, extractor fan, double glazed window to side.

OUTSIDE
There are gardens to the front and rear, single garage with an up and over door, decking area and lawn to rear.

Energy rating C
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.

Holding Deposits
A maximum of 1 week's rent.

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.

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