

# £1,150 pcm

Church Lane, Chatteris, Cambridgeshire PE16 6JA



To arrange a viewing call us now on 01354 694900

Deposit £1,326

Available in September, this extended three bedroom detached period home has some stunning features and offers spacious and versatile accommodation. There are three reception rooms, the modern kitchen has been recently re-fitted and there is the convenience of a ground floor cloakroom. Upstairs there are three double bedrooms, family bathroom and separate shower room. Outside there is a fully enclosed garden



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### GROUND FLOOR

#### HALL

**LIVING ROOM**  
3.96m (13') x 3.63m (11'11")

**DINING ROOM**  
3.96m (13') x 3.63m (11'11")  
Feature fireplace, exposed floorboards.

**KITCHEN**  
5.48m (18') max. x 3.45m (11'4")  
Re-fitted with a two tone shaker style kitchen.

**WC**  
Fitted with a low level WC and hand wash basin. Wall mounted gas boiler.

**FAMILY ROOM**  
5.35m (17'7") max. x 2.41m (7'11")



### FIRST FLOOR

#### LANDING

**BEDROOM 1**  
3.96m (13') x 3.63m (11'11")

**BEDROOM 2**  
5.48m (18') max. x 2.41m (7'11")

**BEDROOM 3**  
3.65m (12') x 2.86m (9'5")

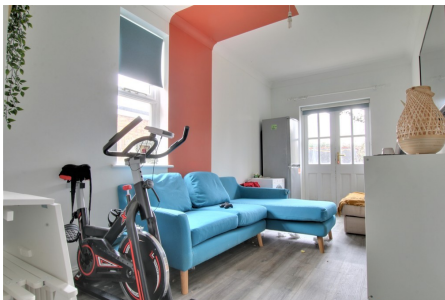


**BATHROOM**  
2.99m (9'10") x 1.53m (5')  
Fitted with a corner bath, low level WC and hand wash basin.

**SHOWER ROOM**  
2.78 (9'1") x 0.81 (2'8")  
Fitted with a double shower cubicle, low level WC and hand wash basin.



**OUTSIDE**  
The rear garden has an enclosed patio with the balance laid to lawn.



### SERVICES

Mains gas, electricity, water and drainage.  
The property has gas fired central heating.

Fenland District Council Tax band - C  
Energy rating - E

**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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