



Fillenham Way, Chatteris, Cambs, PE16 6FW

Semi Detached House - 3 Bedrooms – Kitchen/Diner & Lounge - Family Bathroom, En-Suite & Ground Floor WC -
Enclosed Rear Garden - Driveway - Council Tax Band TBC - EPC Rating B - Deposit £1,500– Available September

£1,300 pcm



Ground Floor

Entrance Hall

Double glazed entrance door, radiator and door to:

Lounge

4.30m (14'1") x 3.85m (12'8") max
Double glazed window to front, under-stairs storage cupboard and radiator.

Kitchen/Breakfast Room

3.85m (12'8") x 1.65m (5'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, space for dishwasher OR washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, two double glazed doors to rear garden and vinyl flooring.

WC

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC, extractor fan,

tiled splashbacks, radiator and vinyl flooring.

First Floor

Landing

Stairs to both ground floor and second floor, radiator.

Bedroom 2

3.85m (12'8") x 2.79m (9'2")
Two double glazed windows to front and radiator.

Bedroom 3

3.85m (12'8") x 3.39m (11'1") (max)
Double glazed window to rear and radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to side and radiator.

Second Floor

Bedroom 1

4.85m (15'11") x 2.74m (9') max
Double glazed window to front, radiator and door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, extractor fan, skylight, radiator and door to Store Room.

Outside:

There is a driveway to the side of the property and gate access to the rear garden. A lawn and shrubs to the front with pathway leading to the front entrance door. There is an enclosed rear garden.

EPC Rating:- B



Call to arrange a viewing **01354 696700** **T Payne & Co**



SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.