



Railway Lane, Chatteris, Cambs, PE16 6NF

Close To Town Location - 3 Bedroom House – Kitchen/Diner & Utility - 2 Reception Rooms - Bathroom & Ground Floor Shower Room - Enclosed Rear Garden - Driveway - EPC Rating D - Council Tax Band C - Deposit £1500 - Available November - Call To Arrange (01354) 696700

£1,300 pcm



Ground Floor

Entrance Hall
Stairs leading to the first floor.

Reception Room
3.78m (12'4") x 3.54m (11'6")
Double glazed window to front,
under stairs storage cupboard,
radiator and fitted carpet.

Lounge
3.78m (12'4") x 3.39m (11'1")
Double glazed window to front,
brick built fireplace, radiator and
fitted carpet.

Kitchen/Diner
4.72m (15'4") x 3.74m (12'2")
Fitted with a matching base and
eye level units with worktop space
over, composite sink with tiled
splashbacks, built-in electric oven,
built-in gas hob, double glazed
window to side, two radiators, tiled
flooring and bi-fold doors leading
to the garden.

Utility Area
1.94m (6'3") x 1.52m (4'9")
Plumbing for washing machine,
space for tumble dryer and tiled
flooring.

Shower Room
Fitted with three-piece suite
comprising shower cubicle, wash
hand basin, WC tiled surround and
tiled flooring.

First Floor

Bedroom 1
3.55m (11'6") x 3.79m (12'4")
Double glazed window to front,
built-in storage cupboard, radiator
and fitted carpet.

Bedroom 2
3.79m (12'4") x 3.48m (11'4")
Double glazed window to front,
radiator and fitted carpet.

Bedroom 3
3.80m (12'4") max x 3.24m (10'6")
Double glazed window to side,
radiator and fitted carpet.

Bathroom
Fitted with three piece suite
comprising of panelled bath, wash
hand basin, WC, heated towel rail,
tiled surround, vinyl flooring and
double glazed window to the side.

Outside
This property offers a gravelled
driveway to the side of the
property allowing parking for
multiple vehicles. A side gate
allows access to an enclosed rear
garden comprising of decking,
lawn and shrub borders.

EPC RATING - D



Call to arrange a viewing **01354 696700**

TPayne & 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.