



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £750 pcm



Ref: C4711

### **5 Dobbs Yard, Off High Street, Chatteris, Cambridgeshire, PE16 6NT**

Refurbished two bedroom mid terrace house within walking distance of the town centre. Accommodation includes lounge, kitchen, two bedrooms and shower room. The property benefits from gas central heating and double glazing to be fitted. Off road parking and garden area to front.





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**ENTRANCE HALL** Main entrance situated to the front of the property into a small hall, flat ceiling with light, leading either side to lounge and kitchen.

**LOUNGE** 11' 9" x 9' 9" (3.58m x 2.97m) Window to front, flat ceiling with ornate coving and ceiling rose with light, radiator, telephone point, boarded fireplace and tiled health.

**KITCHEN** 11' 11" x 8' 10" (3.63m x 2.69m) Window to front, flat ceiling with light, newly fitted matching wall, base and drawer units with stainless steel single drainer sink unit, fitted electric oven and hob, chrome canopy extractor fan over, space and plumbing for washing machine, walk in under the stair cupboard with window to the rear, shelving, fuse box.

**FIRST FLOOR** Stairs and landing, window to the rear, flat ceiling with light.

**BEDROOM ONE** 11' 11" x 9' 11" (3.63m x 3.02m) Window to front, flat ceiling with light and loft hatch, radiator, telephone point.

**BEDROOM TWO** 9' 2" x 9' 0" (2.79m x 2.74m) Window to front, flat ceiling, radiator, walk in cupboard over the stairs housing the gas fired boiler.

**SHOWER ROOM** 11' 11" x 5' 0" (3.63m x 1.52m) Window to front, flat ceiling with light, towel radiator, pedestal hand basin, low level wc, fully tiled shower cubicle with glazed sliding door.

**OUTSIDE** The property access is at the side of 117 High Street down a single track gravelled lane. Off road parking for one vehicle.

**SERVICES** Mains water, gas, electricity and drainage. Hot water and central heating provided by gas fired boiler.

**DIRECTIONS** From our High Street March Office turn left and travel through High Street continuing along this road out of the town and to the roundabout on the A141 Isle of Ely Way. Take the 1st exit travelling towards Chatteris. Once you reach the roundabout at Chatteris take the 2nd exit into Bridge Street. Continuing along this road into High Street, Dobbs Yard can be found on the left hand side to the rear of 117 High Street.

**COUNCIL TAX** BAND A

**EPC RATING** BAND D

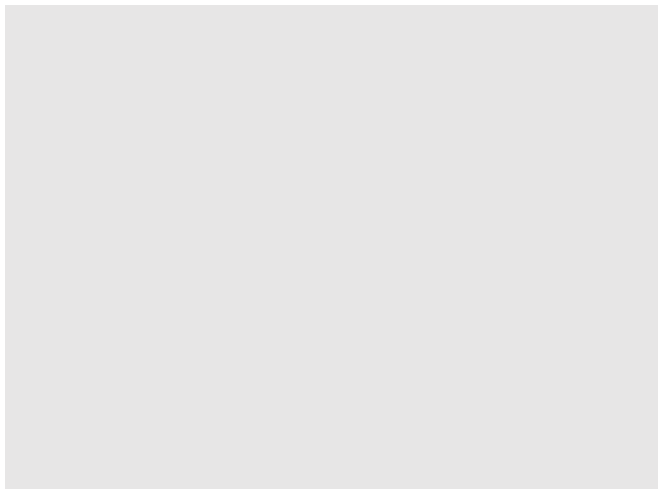
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 9th July 2026



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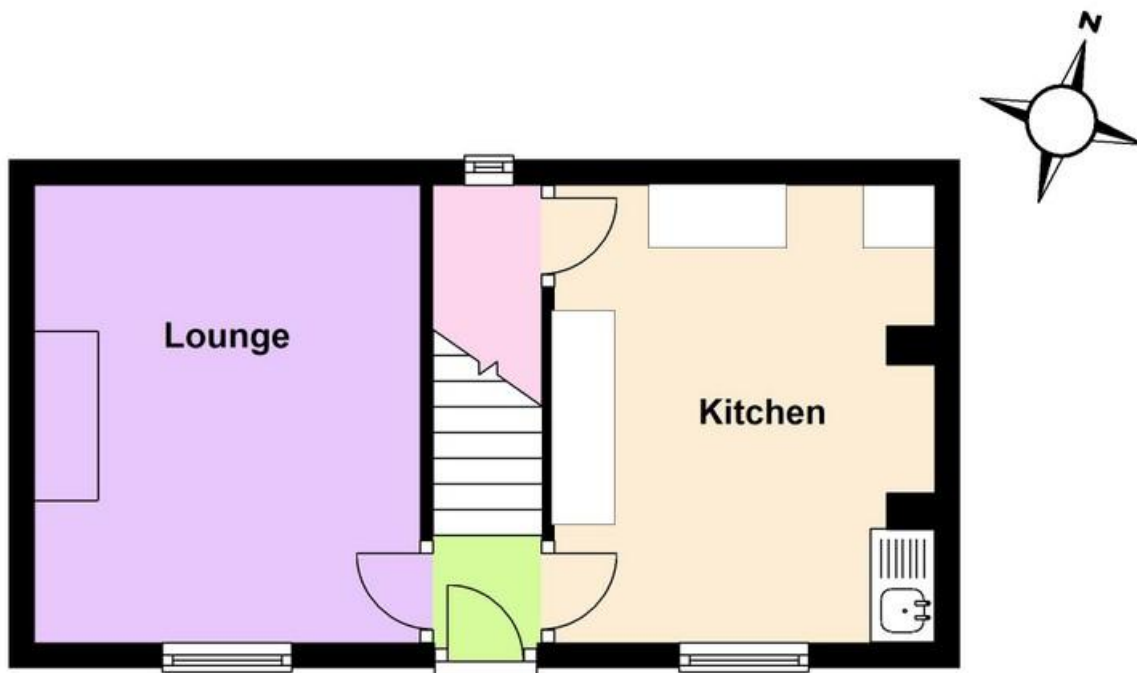
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Residential Lettings

## Ground Floor



## First Floor



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