

£900 pcm

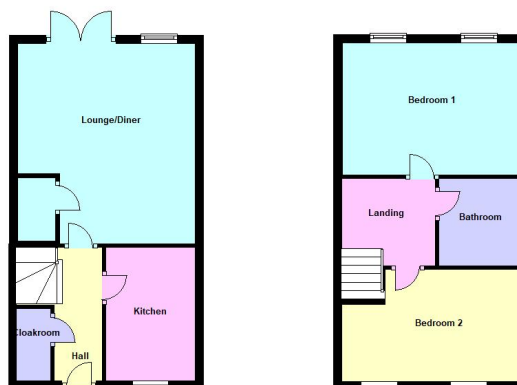
St James Close, Chatteris, Cambridgeshire  
PE16 6FJ



To arrange a viewing call us now on 01354 694900

Deposit £1,038

Available from July, this two-bedroom, mid-terraced house benefits from an enclosed rear garden, allocated parking, double glazing and gas central heating.



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## GROUND FLOOR

### Hall

Entrance door, radiator, stairs to the first floor.

### Kitchen

3.20m (10'6") x 2.15m (7'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for automatic washing machine, built-in oven, four ring gas hob with extractor hood over, double glazed window to front, radiator.

### Lounge/Diner

4.85m (15'11") x 4.30m (14'1")

Double glazed window to rear, storage cupboard, radiators, double glazed double doors to garden.

### Cloakroom

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

## FIRST FLOOR

### Bedroom 1

4.30m (14'1") x 3.20m (10'6")

Two double glazed windows to rear, radiators.

### Bedroom 2

4.30m (14'1") max. x 2.70m (8'10")

Two double glazed windows to front, radiators.

### Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling, extractor fan, radiator.

## OUTSIDE

The front and rear gardens will be laid to lawn and there is allocated parking.

### 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.

## 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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