

**£850 pcm**

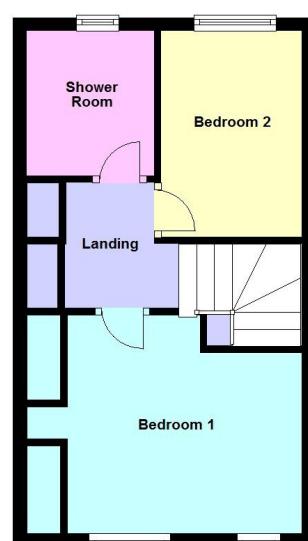
Mayfly Close, Chatteris, Cambridgeshire PE16 6PF



To arrange a viewing call us now on **01354 694900**

**Deposit £980**

Available mid February, this two bedroom end terrace property is well presented and maintained and has gas fired central heating, a fully enclosed garden plus two allocated parking spaces. The accommodation comprises lounge/diner, kitchen, two good size bedrooms and family bathroom.



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#### GROUND FLOOR

Double glazed entrance door to:

#### PORCH

Radiator, door to:

#### LOUNGE AREA

8.07m (26'6") x 4.02m (13'2") L-shaped Under-stair cupboard, two radiators, laminate flooring, stairs to first floor, double glazed double doors to garden. Laminate flooring.



#### KITCHEN

3.01m (9'10") x 1.73m (5'8") Fitted with a matching range of base and eye level units with worktop space over, ceramic sink and drainer, built-in oven, four ring ceramic induction hob with extractor hood over, double glazed window to rear, radiator, space for fridge/freezer.



#### FIRST FLOOR LANDING

FIRST FLOOR LANDING Storage cupboard, boiler cupboard



#### BEDROOM 1

4.03m (13'3") x 3.28m (10'9") Two double glazed windows to front, range of built in wardrobes, radiator.



#### BEDROOM 2

3.01m (9'10") x 2.05m (6'9") Double glazed window to rear, radiator.

SHOWER ROOM Double shower cubicle, wash hand basin and WC, ceramic tiling, heated towel rail, extractor fan, double glazed window to rear.

OUTSIDE There is a gravelled front garden with shrubs, the enclosed, low maintenance rear garden is paved, there is a large garden shed to the rear. There is a utility shed which has plumbing for washing machine and space for tumble drier. There are two allocated parking spaces.

DIRECTIONS Heading away from the town centre on London Road, turn right onto Whitemill Road, at the end of the road bear right and Mayfly Close can be found on the right hand side.

Energy rating - C

Fenland District Council Tax band - A

#### LENGTH OF TENANCY

6 months (initially)

#### VIEWING

By arrangement with elliswinters&co

#### 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

Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)