



Kingfisher Close, Chatteris, Cambs, PE16 6TP

Detached House - 4 Bedrooms - Lounge, Dining Room, Study & Conservatory - Kitchen & Utility - Ground Floor WC
- First Floor Bathroom & En-Suite - Off Road Parking & Garage - Enclosed Rear Garden - Available August -
Deposit - £1,500.00-Call To View (01354) 696700

£1,300 pcm

Ground Floor

Hall

Coving to ceiling, radiator, laminate flooring and stairs to first floor.

Kitchen Area

3.33m (10'11") x 2.48m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, gas cooker, stainless steel sink, space for fridge/freezer, radiator, tiled flooring and double-glazed window to rear.

Lounge 4.42m (14'6") x 3.35m (11')

Double glazed window to front, electric fireplace, radiator, vinyl flooring and coving to ceiling.

Dining Area

3.01m (9'11") x 2.51m (8'3")

Coving to ceiling, radiator and tiled flooring.

Study 2.18m (7'2") x 1.83m (6')

Double glazed window to front, radiator, laminate flooring and coving to ceiling.

Conservatory

Double glazed windows to side and rear, double glazed double door to rear and tiled flooring.

Utility 3.39m (11'1") x 2.29m (7'6")

Double glazed windows to side and rear, double glazed double door to rear, stainless steel sink, plumbing for washing machine, vent for tumble dryer and tiled flooring,

WC

Fitted with two-piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring, coving to ceiling and double-glazed window to side.

First Floor

Landing

Double glazed window to side and airing cupboard.

Bedroom 1 3.37m (11'1") x 2.67m (8'7")

Double glazed window to front, radiator and built in wardrobe.

En-suite

Fitted with three-piece suite comprising with shower cubicle, wash hand basin and low-level WC, part tiled walls,

radiator, tiled flooring, coving to ceiling and double-glazed window to side.

Bedroom 2 3.98m (13'0") x 2.57m (8'5")

Double glazed window to rear, radiator, laminate flooring and coving to ceiling.

Bedroom 3 2.57m (8'4") x 2.46m (8'1")

Double glazed window to rear, radiator, laminate flooring and coving to ceiling.

Bedroom 4 2.47m (8'1") x 2.28m (7'6")

Double glazed window to front, radiator and laminate flooring.

Bathroom

Fitted with three-piece suite with bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring and double-glazed window to side.

Outside

The property offers off road parking to the front, leading to the single garage. There is an enclosed rear garden which is mainly laid to lawn, with a patio area.

EPC - C



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.