



## Chapel Lane, Chatteris, Cambs, PE16 6RJ

Semi Detached House - Finished To A High Specification - 2 Double Bedrooms - Kitchen/Breakfast Room & Lounge  
- Ground Floor WC & First Floor Four Piece Bathroom - Enclosed Rear Garden - Driveway - Available July - Deposit  
£1,153.84 - Council Tax Band B - EPC Rating: B - Call To View (01354) 696700

# £1,000 pcm



**Ground Floor**

**Entrance Hall**  
Entrance door, double glazed window to front and radiator.

**Kitchen/Breakfast Room**  
4.42m (14'6") x 3.44m (11'2") max  
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, 1+1/2 bowl stainless steel sink, electric hob with extractor hood over and double oven, space for washing machine, tumble dryer and fridge/freezer, radiator and double-glazed window to rear.

**Lounge**  
4.72m (15'6") x 2.82m (9'3")  
Double glazed window to front, radiator and double-glazed double door to rear.

**WC**  
Fitted two-piece suite comprising low level WC, pedestal wash hand basin, heated towel rail and double-glazed window to front.

**First Floor**

**Landing**  
Boiler cupboard and door to:

**Bedroom 1**  
4.73m (15'6") x 2.81m (9'3")  
Double glazed window to front and radiator.

**Bedroom 2**  
3.35m (11') x 2.61m (8'7")  
Double glazed window to front and radiator.

**Bathroom**  
Fitted with four-piece suite comprising bath, pedestal wash hand basin, shower cubicle and low-level WC, heated towel rail and skylight.

**Outside**  
The property has a driveway to the side, and an enclosed garden to the rear which is partly laid to lawn with patio.

**EPC Rating - B**



**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.