£995 pcm

Kingfisher Close, Chatteris, Cambridgeshire PE16 6TP



To arrange a viewing call us now on 01354 694900 **Deposit £1,148**

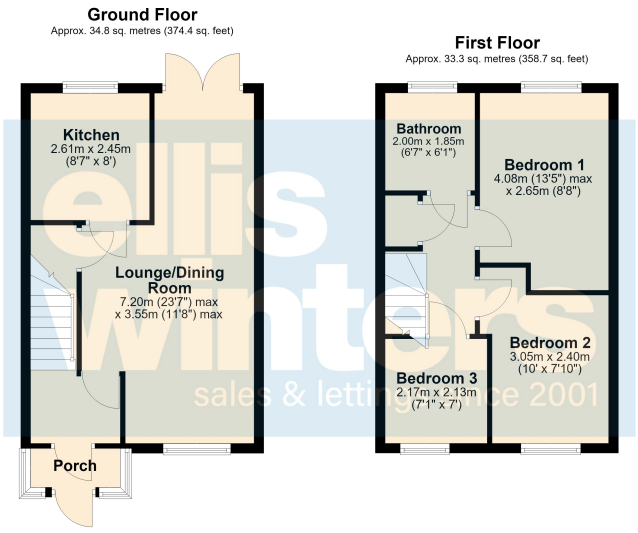
This well-presented three-bedroom end-terraced property in Chatteris is available from December.

The property offers a spacious open-plan lounge/diner with French doors opening onto a low-maintenance, enclosed rear garden. The ground floor is completed by a modern fitted kitchen.

Upstairs, there are two double bedrooms, one single bedroom and a family bathroom.

Further benefits include two allocated parking spaces.

An ideal family home, offering comfortable living accommodation both inside and out.



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

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GROUND FLOOR

Porch
1.85m (6'1") x 0.80m (2'7")
UPVC construction.

Kitchen
2.61m (8'7") x 2.45m (8')
Fitted with a modern range of wall and base units housing single oven and four ring gas hob with extract over, integrated fridge/freezer, plumbing for washing machine. Window to rear.

Lounge/Dining Room
7.20m (23'7") max x 3.55m (11'8") max.
Window to front and double doors out to garden.

FIRST FLOOR

Bedroom 1
4.08m (13'5") max. x 2.65m (8'8")
Window to rear.

Bedroom 2
3.05m (10') x 2.40m (7'10")
Window to front.

Bedroom 3
2.17m (7'1") x 2.13m (7')
Window to front.

Bathroom
2.00m (6'7") x 1.85m (6'1")
Fitted with a 'P' shaped bath which has electric shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is laid to lawn and there is off road parking for one vehicle. There is parking for an additional vehicle in the parking area to the side of the property.

To the rear, the garden has two patio areas, AstroTurf and storage shed.

SERVICES
Mains gas, electricity water and drainage.
The property has gas fired central heating.

FURTHER INFORMATION
Fenland District Council tax band A
Energy rating D

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.

Holding Deposits
A maximum of 1 week's rent.

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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