



Kingfisher Close, Chatteris, PE16 6TP

Close To Local Amenities - End-Terraced House - 3 Bedrooms - Refitted Kitchen/Diner- Lounge - Bathroom -
Enclosed Rear Garden - Allocated Parking For Two Vehicles - Deposit £1,269.23, Council Tax Band A - Available
November - Call To View (01354) 696700

£1,100 pcm



Ground Floor

Entrance Hall
Radiator, fitted carpet and stairs to the first floor.

Lounge
4.43m (14'5") x 3.55m (11'6") max
Double glazed window to front, radiator, fitted carpet, spotlights, understairs cupboard which has plumbing for a washing machine.

Kitchen/Diner
4.56m (14'9") x 2.68m (8'7")
Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in electric hob with extractor hood over, double glazed window to rear, radiator and LVT flooring.

First Floor

Landing
Built in storage cupboard which

houses the boiler and fitted carpet.

Bedroom 1
3.53m (11'5") max x 2.60m (8'5")
Double glazed window to rear, fitted wardrobes with sliding doors radiator and fitted carpet.

Bedroom 2
3.06m (10') x 2.38m (7'8")
Double glazed window to front, fitted wardrobes with double doors, radiator and fitted carpet.

Bedroom 3
2.19m (7'1") x 2.12m (6'9")
Double glazed window to front, radiator and fitted carpet.

Bathroom
Fitted with three piece suite comprising panelled bath, WC, wash hand basin, towel rail, LVT flooring, part tiled walls and double glazed window to rear.

Outside

The property has allocated parking for two vehicles at the side of the property. The front garden is laid

to lawn with a timber picket fence surrounding. There is also an enclosed garden to the rear comprising lawn, paved and decked area, there is also a timber built shed to the rear.

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.