



Mallard Close, Chatteris, PE16 6PN

Mid Terraced House - 2 Bedrooms - Refitted Kitchen & Bathroom - Lounge - Enclosed Rear Garden - Allocated Parking - Deposit £1,096.15 - Available September - Council Tax Band A - Call To View - (01354) 696700

£950 pcm



Ground Floor

Entrance Hall
Double glazed entrance door, new radiator, new carpet, ceiling spotlights, stairs to first floor and door to:

Kitchen
3.06m (10') x 1.82m (6')
Newly refitted kitchen comprising matching base and eye level units with oak worktop, sink, electric hob and oven with extractor hood, plumbing for washing machine, space for fridge/freezer, new radiator, new extractor fan, ceiling spotlights, vinyl flooring and double-glazed window to front.

Lounge/Diner
4.04m (13'3") x 3.80m (12'6") max
Double glazed double door and window to rear, new carpet, two single radiators and storage cupboard.

First Floor

Landing
Airing cupboard, new carpet and door to:

Bedroom 1
3.82m (12'6") x 3.37m (11'1") max
Two double glazed windows to front, fitted wardrobe, new carpet and single radiator.

Bedroom 2
3.47m (11'5") x 2.00m (6'7")
Double glazed window to rear, new carpet and single radiator.

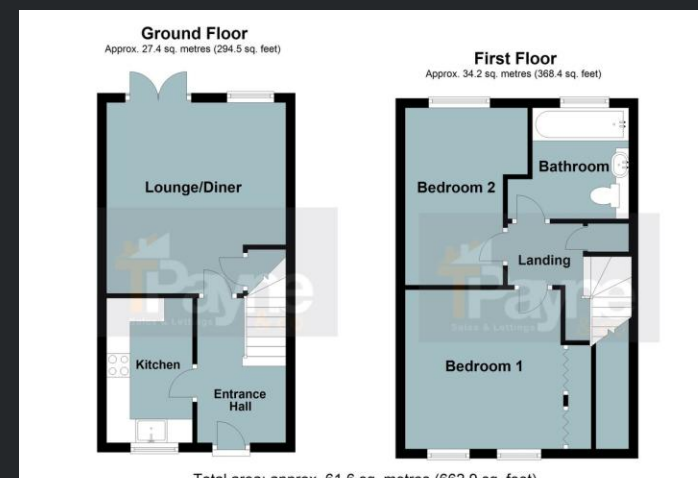
Bathroom
Newly fitted bathroom comprising a three-piece suite with a bath and thermostatic shower attachment over (with separate pump), vanity wash hand basin and WC unit, tiled walls, heated towel rail, vinyl flooring and double-glazed window to rear.

Outside

The property has allocated parking for two vehicles at the front. The front garden has been newly landscaped, which consists of gravel and a pathway leading to the front door. There is also an enclosed garden to the rear comprising of patio, mostly lawn and a stepping pathway to the new side gate.

EPC – C

Council Tax - A



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.