



## Burnsfield Estate, Chatteris, Cambs, PE16 6ET

Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room - 2 Reception Rooms - First Floor Bathroom -  
Enclosed Rear Garden - Available August - Deposit - £1,038.46 - Call To View (01354) 696700

**£900 pcm**



#### Ground Floor

##### Hall

Laminate flooring, storage cupboard, radiator, and stairs to first floor.

##### Kitchen/Breakfast Room

5.20m (17'1") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, gas hob with extractor hood over and double oven, stainless steel sink, plumbing for washing machine, space for fridge/freezer, dishwasher and tumble dryer, radiator, vinyl flooring, coving to ceiling and double glazed window to side.

Lounge 4.27m (14') x 3.86m (12'8")

Double glazed bay window to front, fireplace, radiator and coving to ceiling.

##### Family Room

4.76m (15'7") x 4.43m (14'6")

Double glazed double door and

two double glazed windows to rear, double glazed window to side, radiator, laminate flooring and coving to ceiling.

#### First Floor

##### Landing

Double glazed window to side.

Bedroom 1 3.43m (11'3") x 2.96m (9'9")

Double glazed window to front, radiator and laminate flooring.

Bedroom 2 3.37m (11'1") x 2.62m (8'7")

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

Bedroom 3 2.48m (8'2") x 2.44m (8')

Double glazed window to rear, radiator and laminate flooring.

##### Bathroom

Fitted with three-piece suite comprising bath with electric shower over, wash hand basin and

low-level WC, radiator, vinyl flooring and double-glazed window to front.

#### Outside

There is an enclosed rear garden which is partly laid to lawn, part patio and a gravelled area with a shed.

EPC - D



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.