

**£800 pcm**

Mayfly Close, Chatteris, Cambridgeshire PE16 6PF



To arrange a viewing call us now on 01354 694900

Deposit £923

Available January, this two bedroom end terrace property is well presented and maintained and has gas fired central heating, a fully enclosed garden plus two allocated parking spaces.

The accommodation comprises lounge/diner, kitchen, two good size bedrooms and family bathroom.



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#### GROUND FLOOR

Double glazed entrance door to:

#### PORCH

Radiator, door to:

#### LOUNGE AREA

8.07m (26'6") x 4.02m (13'2") L-shaped Under-stair cupboard, two radiators, laminate flooring, stairs to first floor, double glazed double doors to garden. Laminate flooring.



#### KITCHEN

3.01m (9'10") x 1.73m (5'8") Fitted with a matching range of base and eye level units with worktop space over, ceramic sink and drainer, built-in oven, four ring ceramic induction hob with extractor hood over, double glazed window to rear, radiator, space for fridge/freezer.



#### FIRST FLOOR LANDING

Storage cupboard, boiler cupboard.

#### BEDROOM 1

4.03m (13'3") x 3.28m (10'9") Two double glazed windows to front, range of built in wardrobes, radiator.

#### BEDROOM 2

3.01m (9'10") x 2.05m (6'9") Double glazed window to rear, radiator.



#### SHOWER ROOM

Double shower cubicle, wash hand basin and WC, ceramic tiling, heated towel rail, extractor fan, double glazed window to rear.

#### OUTSIDE

There is a gravelled front garden with shrubs, the enclosed, low maintenance rear garden is paved, there is a large garden shed to the rear.



There is a utility shed which has plumbing for washing machine and space for tumble drier. There are two allocated parking spaces.

#### DIRECTIONS

Heading away from the town centre on London Road, turn right onto Whitemill Road, at the end of the road bear right and Mayfly Close can be found on the right hand side.

Energy rating - C

Fenland District Council Tax band - A

#### LENGTH OF TENANCY

6 months (initially)

#### VIEWING

By arrangement with elliswinters&co

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

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