

# £950 pcm

Kingfisher Close, Chatteris, Cambridgeshire  
PE16 6TP

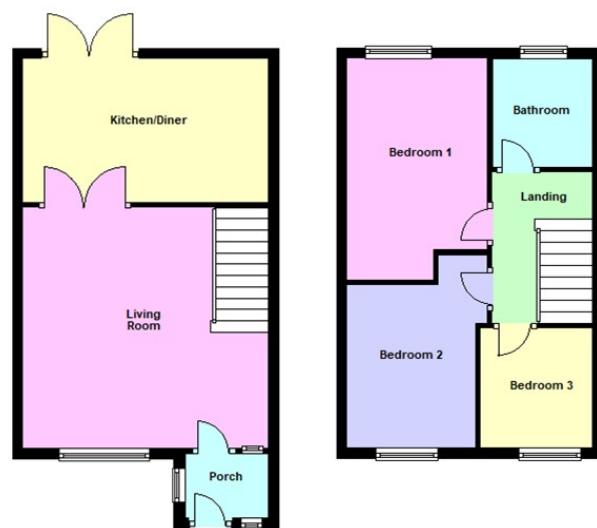


To arrange a viewing call us now on **01354 694900**

**Deposit £1,096**

Available from April, this three-bedroom end-terrace house features a kitchen/diner, a welcoming living room, and an enclosed rear garden ideal for outdoor relaxation.

To the front, there is a garden area, while a driveway provides off-road parking and access to a single garage.



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## GROUND FLOOR

Double glazed entrance door to:

### Porch

Double glazed window to front and side, door to:

### Living Room

4.55m (14'11") x 4.45m (14'7")

Double glazed window to front, two radiators, stairs to first floor, double doors to:

### Kitchen/Diner

4.55m (14'11") x 2.65m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with single drainer, plumbing for washing machine, built-in oven, four ring hob with extractor hood over, radiator, coving to ceiling, double glazed double doors to garden.

## FIRST FLOOR LANDING

### Bedroom 1

4.13m (13'7") max. x 2.62m (8'7")

Double glazed window to rear, radiator.

### Bedroom 2

3.05m (10') x 2.38m (7'10")

Double glazed window to front, radiator.

### Bedroom 3

2.20m (7'3") x 2.14m (7')

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling, heated towel rail, extractor fan, double glazed window to rear.

## OUTSIDE

The front garden is laid to lawn, a driveway provides parking and leads to a single garage, side access leads to the enclosed rear garden which is also laid to lawn.

Energy rating D

Fenland District Council tax band B

## 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.

## 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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