



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£750 pcm



Ref: C7115

39 Kingfisher Close, Chatteris, Cambridgeshire, PE16 6TP

Modern end terraced house with accommodation including lounge/diner, kitchen, two bedrooms and bathroom. Having gas central heating and double glazing, the property further benefits from allocated parking and garden. Rent and deposit payable in advance.





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LOUNGE AREA 13' 3" x 12' 6" (4.04m x 3.81m) From double glazed front entry door with small double glazed window to side, double glazed window to front, textured and coved ceiling, stairs leading off with under stairs cupboard, radiator.

DINING AREA 10' 3" x 6' 3" (3.12m x 1.91m) Double glazed French doors to rear, textured and coved ceiling, radiator.

KITCHEN 9' x 6' (2.74m x 1.83m) Double glazed window to rear, textured ceiling, laminate flooring, fitted kitchen including single drainer stainless steel sink unit with cupboards under, a range of matching wall and base units with worktop surfaces and tiled splashbacks, space and plumbing for automatic washing machine, freestanding Beeko gas cooker, Hotpoint fridge, radiator.

FIRST FLOOR Stairs and landing, double glazed window to side, textured ceiling, loft access, airing cupboard with insulated hot water tank and shelving.

BEDROOM ONE 12' 6" x 13' (3.81m x 3.96m) Two double glazed windows to front, textured ceiling, radiator, laminate flooring.

BEDROOM TWO 11' 4" x 7' (3.45m x 2.13m) Double glazed window to rear, textured ceiling, radiator, laminate flooring.

BATHROOM Double glazed window to rear, textured ceiling, radiator, fitted white suite including low level wc, pedestal hand basin and panelled bath with shower mixer taps, pole and curtain over, tiled walls, medicine cabinet.

OUTSIDE The property lies back from the road behind an open plan front garden laid to lawn with shrubs. Driveway to the side of the property leads to gated side access and rear parking area. The rear garden is enclosed by fencing and laid to lawn and patio. Timber garden shed (dilapidated). There is allocated parking for two vehicles to the rear of the property.

SERVICES Mains water, gas, electricity and drainage. Radiator central heating and hot water via wall mounted gas fired boiler situated in the kitchen.

DIRECTIONS From our High Street March Office turn left and travel past the mini roundabout. Follow the road out of the town to the roundabout on the A141 Isle of Ely Way. Take the 1st exit travelling towards Chatteris. Once you reach Chatteris take the 2nd exit on the roundabout into Bridge Street. Following Bridge Street turn 1st left onto Dock Road and then 1st right onto Lode Way. Following Lode Way turn 3rd left into Kingfisher Close.

COUNCIL TAX BAND A

EPC RATING D

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 12th March 2024



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.