



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £725 pcm



Ref: C7739

### **6 Dobbs Yard, Off High Street, Chatteris, Cambridgeshire, PE16 6NT**

Terraced cottage situated in a quiet lane within walking distance of the town. Accommodation includes double glazed entrance porch, lounge, kitchen, ground floor shower room and 2 double first floor bedrooms. Having an area of front garden with storage shed and off road parking, the property further benefits from double glazing and gas central heating. Rent and deposit payable in advance.





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**ENTRANCE PORCH** 11' 4" x 4' 0" (3.46m x 1.23m) From double glazed entry door, double glazed windows to the front and side. Space for automatic washing machine. Entry door to entrance hallway.

**HALLWAY** Stairs to first floor. Doors to lounge and kitchen.

**LOUNGE** 11' 10" x 9' 10" (3.63m x 3.02m) Wall mounted electric fire. Radiator. Double glazed bay window to front. Door to rear lobby.

**KITCHEN/DINER** 12' 0" x 9' 9" (3.68m x 2.98m) Window to entrance porch. Single drainer sink unit with mixer tap over. Range of base units and drawers with worktop surfaces over. Wall units. Tiled splashbacks. Free standing cooker with gas hob. Telephone point. Door to understairs pantry with shelving and window to rear. Built in cupboard housing electric fuse box and gas meter.

**LOBBY** Door to shower room. Window to rear.

**SHOWER ROOM** 8' 8" x 2' 10" (2.66m x 0.88m) Three piece suite comprising tiled shower cubicle with electric shower and glazed door, wall mounted wash hand basin and low level WC. Tiled splashbacks. Vanity mirror. Extractor fan. Radiator. Double glazed window to the front.

**FIRST FLOOR** Stairs and landing, window to rear. Doors to both bedrooms.

**BEDROOM ONE** 11' 11" x 9' 11" max (3.63m x 3.03m) Double glazed window to the front. Radiator.

**BEDROOM TWO** 11' 10" x 9' 10" (3.63m x 3.01m) Double glazed window to the front. Radiator. Cupboard housing gas fired boiler.

**GARDEN** The property lies back from the single track road and has off road parking for one car. Garden is laid to lawn with flower border and a hedge. Paved patio area. Garden shed.

**SERVICES** Mains gas, electricity, water and drainage. Radiator central heating via gas fired boiler.

**DIRECTIONS** From our High Street March Office turn left and travel out of the town to the roundabout on the A141 Isle of Ely Way. Take the 1st exit travelling towards Chatteris. On reaching Chatteris take the 2nd exit on the roundabout in Bridge Street and travel through Bridge Street into High Street. Dobbs Yard can then be found on your left hand side to the rear of 117 High Street.

**COUNCIL TAX BAND A** - £1,552

**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** 2nd October 2024





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GROUNDS





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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.