



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£625 pcm



Ref: C8065

16 Old Auction Yard, High Street, Chatteris, Cambridgeshire, PE16 6BG

Two Bedroom End Terraced House situated within popular location. Accommodation includes lounge, kitchen, 2 bedrooms and bathroom. Front garden and off road parking. Gas Central Heating and Double Glazing. Deposit and rent payable in advance.





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GENERAL DESCRIPTION Two Bedroom End Terraced House situated within popular location. Accommodation includes lounge, kitchen, 2 bedrooms and bathroom. Front garden and off road parking. Gas Central Heating and Double Glazing. Deposit and rent payable in advance.

ENTRANCE HALL Double glazed panelled entrance door into entrance hall. Laminate floor. Double glazed obscured internal window to lounge. Wooden and glazed panelled door to lounge.

LOUNGE 15' 7" x 14' 6" (4.77m x 4.43m) Maximum measurements, irregular shape. Stairs leading off. Laminate floor. Built in storage cupboard housing electric and gas meters, also having television aerial point, sky point and telephone point. Radiator. Double glazed window to front. Wall mounted consumer unit. Two ceiling light points. Door to Kitchen.

KITCHEN 8' 9" x 5' 2" (2.68m x 1.59m) Stainless steel single drainer sink unit with mixer tap over. Range of base units and drawers below with preparation surface over. Tiled splash backs. Matching wall units. Freestanding electric cooker, washing machine and under counter fridge/freezer. Double glazed window to front. Laminate flooring. Radiator.

STAIRS AND LANDING Turned staircase leading onto landing. Door to airing cupboard housing gas fired boiler serving central heating and domestic hot water. Doors to bedrooms and bathroom.

BEDROOM ONE 8' 8" x 8' 6" (2.66m x 2.60m) Maximum measurements - 'L' shaped. Radiator. Loft access. Sky light window.

BEDROOM TWO 8' 9" x 5' 10" (2.67m x 1.78m) Radiator. Sky light window.

BATHROOM 6' 7" x 5' 7" (2.01m x 1.71m) Three piece bathroom suite comprising of panelled bath with mixer tap and shower head over. Radiator. Lino flooring. Sky light window.

OUTSIDE The property has a small front lawn area with path leading to front entrance. Allocated parking.

SERVICES Mains gas, electricity, water and drainage.

DIRECTIONS From our March High Street office turn left and follow the road out of the town to the roundabout on the A141 Isle of Ely Way. Take the first exit and travel towards Chatteris. On the next roundabout take the second exit onto Bridge Street. Follow Bridge Street into High Street where Old Auction Yard can be found on the Left hand side.

COUNCIL TAX BAND A - £1,720

EPC RATING BAND C

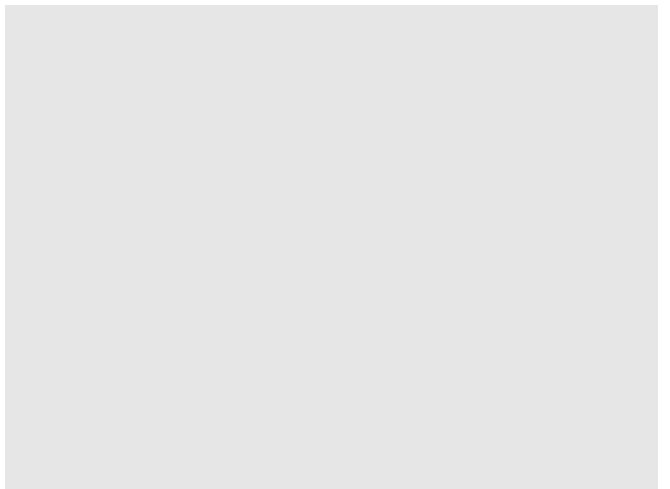
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 4th January 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.