



Tribune Close, Chatteris  
**Offers Over £425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- 4 bed detached house
- 3 reception rooms
- Double garage
- Well presented garden
- En-suit to master

## Hall

Stairs to first floor, stained glass window to front

## Kitchen/ breakfast Room

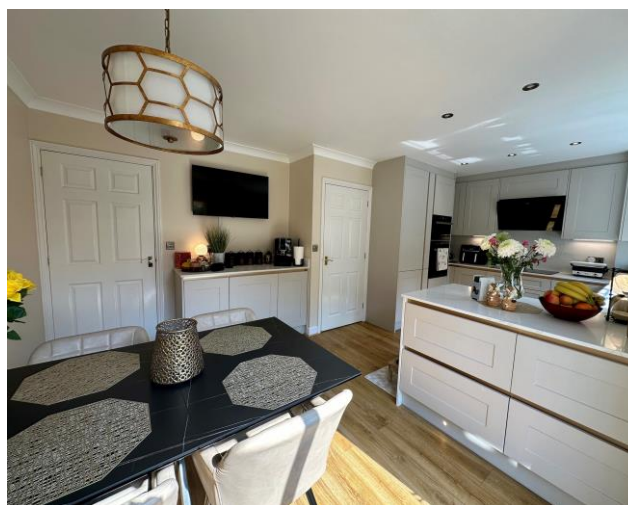
5.82m (19'1") x 3.12m (10'3")

Recently fitted with a range of wall and base units, single electric oven, integrated microwave, fridge/freezer, dishwasher and washing machine, induction hob with extractor over, Quartz worktops, window to rear and patio doors to rear garden.

## Dining room

3.76m (12'4") x 3.07m (10'1")

Currently used as a bedroom -Window to front. Radiator





### Living Room

4.89m (16'1") x 3.64m (11'11")

Feature gas fireplace, patio doors to conservatory, radiators

### Conservatory

3.03m (9'11") x 2.93m (9'7")

Upvc construction with double doors out to garden

### Office

2.65m (8'8") x 1.99m (6'6")

Double glazed window to front, radiator  
WC

Fitted with a low level WC, vanity wash basin, heated towel rail, window to front

### First Floor:

### Master Bedroom

4.37m (14'4") x 3.14m (10'4")

Fitted wardrobes to one wall, double glazed window to front, radiator

### En-Suite

2.63m (8'8") x 1.67m (5'6")

Fitted with a panelled bath with shower over, double shower unit, vanity hand basin, low level WC, window to rear.

### BEDROOM 2

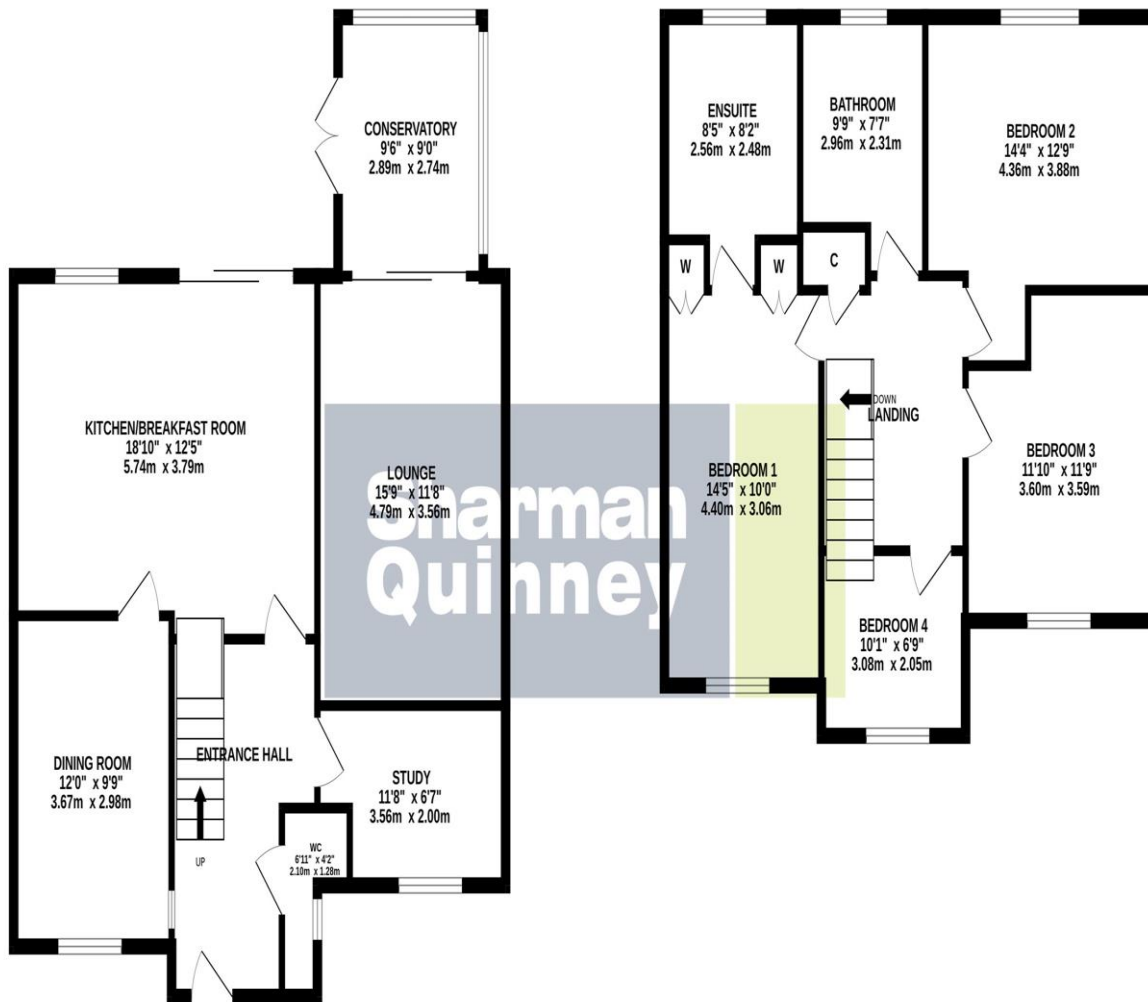
4.42m (14'6") x 3.27m (10'9")

Double glazed window to rear, radiator



GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM 3**  
3.68m (12'1") x 3.66m (12')  
Double glazed window to front, radiator

**BEDROOM 4**  
3.17m (10'5") x 2.09m (6'10")  
Double glazed window to front, radiator

**BATHROOM**  
2.39m (7'10") x 2.00m (6'7")  
Fitted with a panelled bath with shower over, low level WC wash hand basin, double glazed window to rear

**Outside**  
The front of the property has a selection of shrubs and plants, there is a drive to one side which leads to the double garage, having electric door, electric light and power, with door leading to garden.  
The Rear garden is enclosed, having 2 patio areas, the remainder being laid to lawn, with a selection of shrubs, and plants.

To view this property call Sharman Quinney on:  
**01354 661166**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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