



## York Road, Chatteris, Cambs., PE16 6EB

Spacious Detached Bungalow - 3 Bedrooms - Kitchen/Breakfast Room & Utility - 2 Reception Rooms & Conservatory - Shower Room & En Suite - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Viewings Recommended (01354) 696700

**OIEO £325,000**



**Ground Floor**  
**Hall**

Double glazed entrance door, boiler cupboard and radiator.

**max Kitchen/Breakfast Room**  
**5.36m (17'7") x 5.04m (16'6")**

Fitted with a matching range of base and eye level units with worktop space over, gas hob with extractor hood over and double oven, 1+1/2 bowl stainless steel sink with tiled splashbacks, built-in fridge/freezer and dishwasher, radiator, vinyl flooring, two double glazed windows to side and double-glazed double doors to conservatory.

**Utility**

**1.75m (5'9") x 1.72m (5'8")** Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, vinyl flooring and double-glazed door to side.



**Dining Room**

**4.47m (14'8") x 3.50m (11'6")**

Double glazed window to front and side and radiator.

**Lounge**

**5.50m (18'1") x 3.49m (11'5")**

Double glazed double doors and window to side, feature fireplace and two radiators.

**Conservatory**

Double glazed double doors to rear, double glazed windows to side and rear, radiator and vinyl flooring.

**Bedroom 1**

**4.32m (14'2") x 4.97m (16'3") max**

Double glazed window to front, sliding door wardrobe, storage cupboard, radiator and door to:

**En-suite**

Fitted with three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, vinyl flooring and ceiling spotlights.



**Bedroom 2**

**3.76m (12'4") x 2.66m (8'9") max**

Double glazed window to rear, sliding door wardrobe and radiator.

**Bedroom 3**

**2.89m (9'6") x 3.35m (10'9") max**

Double glazed window to rear and radiator.

**Shower Room**

Fitted with three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring, ceiling spotlights and double-glazed window to side.

**Outside** There is off road parking to the front of the property leading to the single garage. The property has an enclosed low maintenance rear garden which is part patio, partly slated and a storage shed which will remain.

**Garage** Up and over door to front and double glazed door to rear.

Ground Floor



Plans are for representational purposes only  
Plan produced using PlanIt.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.