

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.



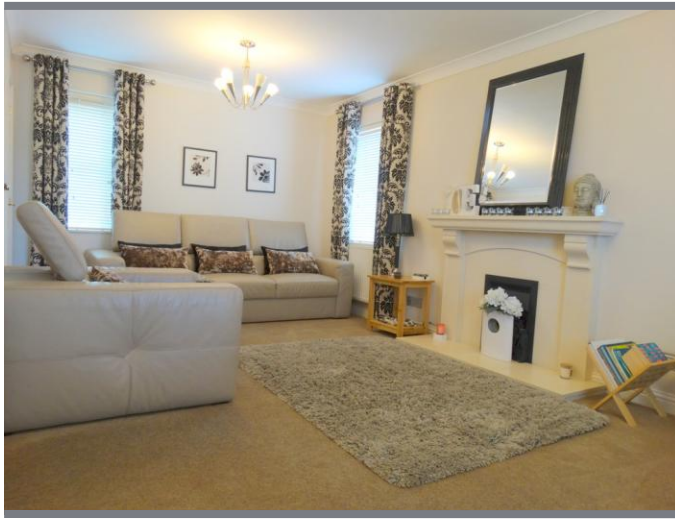
Total area: approx. 125.4 sq. metres (1349.5 sq. feet)
Plans are for representational purposes only
Plan produced using PlanUp.



Tribune Close, Chatteris, Cambs., PE16 6UY

Beautifully Presented - Detached House - 4 Bedrooms - 2 Reception Rooms - Family Bathroom, En-Suite & Ground Floor WC - Garage & Off Road Parking - Front & Rear Gardens - Call To View - (01354) 696700

£350,000



Property Description

Ground Floor

Entrance Hall

Single radiator, entrance door, stairs to first floor.

Kitchen

4.07m (13'4") x 3.14m (10'4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, built-in, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, built-in gas hob with extractor hood over, double glazed window to side, vinyl flooring, double glazed door to garden, door to:

Lounge

5.66m (18'7") x 3.22m (10'7")

Double glazed window to front, double glazed window to side, double glazed window to

rear, fireplace, Storage cupboard, single radiator, stairs, door to:

Dining Room

3.29m (10'10") x 2.91m (9'7") Double glazed window to front, double glazed sliding door to garden, door to:

WC

Double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, tiled flooring.

First Floor

Landing

Airing cupboard and radiator

Bedroom 1

4.91m (16'1") x 3.28m (10'9") max

Two double glazed windows to side, single radiator, door to:

En-suite

Double glazed window to side, fitted with three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, extractor fan, single radiator and tiled flooring.

Bedroom 2

4.55m (14'11") x 2.90m (9'6")

Double glazed window to front, double glazed window to side and single radiator.

Bedroom 3

3.28m (10'9") x 2.71m (8'11") max

Double glazed window to side and single radiator.

Bedroom 4

3.28m (10'9") x 2.88m (9'5")

Double glazed window to front and single radiator.

Bathroom

Double glazed window to front, fitted with three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls, single radiator, tiled flooring with spotlights and extractor fan.

Outside

There is a garage with an up and over door and double glazed rear door to the garden and off road parking to the rear/side of the property. The front garden is laid to lawn with hedging and shrubs and the enclosed rear garden is mostly laid to lawn with slabbed and gravel areas.

EPC Rating: TBC

