

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general 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.



New Road, Chatteris, Cambs, PE16 6BU

Central Location - Detached House - 4 Double Bedrooms - 3 Reception Rooms - Kitchen/Breakfast Room - Conservatory - Garage & Off Road Parking - No Upward Chain - Call To View - (01354)696700

£325,000



Property Description
Ground Floor

Entrance Hall
Double glazed entrance door, single radiator, stairs to first floor with storage space under stairs.

Kitchen/Breakfast Room
6.37m (20'11") x 2.92m (9'7")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, space for dishwasher and washing machine, built-in electric fan assisted oven, built-in ceramic hob with extractor hood over, double glazed window to side, double glazed window to rear, single radiator and vinyl flooring.

Lounge
7.42m (24'4") x 3.66m (12')
Three double glazed windows to front, open fire fireplace, two single radiators and hatch

to dining room.

Dining Room
3.34m (10'11") x 3.30m (10'10")
Glazed double doors to kitchen/breakfast Room, ceiling spotlights and hatch to lounge.

Bathroom
2.17m (7'1") x 2.12m (7')
Fitted with three piece suite comprising bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, single radiator, vinyl flooring and ceiling spotlights.

Study/Snug
4.86m (15'11") x 3.00m (9'10") Double glazed window to side, single radiator, double glazed double doors to conservatory.

Conservatory
Double glazed windows to side, double

glazed windows to rear, radiator, double glazed double doors to garden.

WC
Double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks and tiled flooring.

First Floor

Landing
Double glazed window to rear, stairs to ground floor.

Bedroom 1
3.97m (13') x 3.58m (11'9") max
Double glazed window to front, built -in wardrobes and single radiator.

Bedroom 2
3.80m (12'6") x 3.61m (11'10")max
Double glazed window to front, wardrobes

with sliding doors and single radiator.

Bedroom 3
3.20m (10'6") x 3.02m (9'11") max
Double glazed window to rear, built-in storage cupboards, airing cupboard with hot water tank and single radiator.

Bedroom 4
3.15m (10'4") x 2.24m (7'4")
Double glazed window to rear and single radiator.

Outside
The property has a blockweave driveway leading to the brick built garage which has double doors, rear window and side access from the garden. The enclosed rear garden is mostly laid to lawn with patio area, trees and shrubs.

EPC Rating: TBC

