



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

Extended Semi Detached House - 3 Bedrooms - 2 Reception Rooms - Kitchen/ Breakfast Room - Utility & Ground Floor Shower Room - First Floor Bathroom - Good Size Rear Garden - Off Road Parking - Call To View (01354 696700)

**£230,000**





#### Ground Floor

##### Hall

Double glazed entrance door, stairs to first floor and doors to:

Lounge 3.70m (12'2") x 3.41m (11'2")

Bay window to front, fireplace, radiator and coving to ceiling.

##### Dining Room

3.70m (12'2") x 3.56m (11'8")

Window to side, serving hatch to kitchen, radiator, under stairs storage cupboard, coving to ceiling and door to:

##### Kitchen/Breakfast Room

5.17m (17') x 2.98m (9'9")

Double glazed door to rear and window to front, side and rear, fitted with a matching range of base and eye level units, worktop and separate breakfast bar, stainless steel sink with double drainer and mixer tap, space for under counter fridge and space for cooker, coving to ceiling and door to:

##### Utility Area

2.42m (7'11") x 2.27m (7'5")

Window to side, space and plumbing for washing machine, tumble dryer and fridge/freezer, door to:

##### Shower Room

Window to rear, corner shower, wash hand basin and WC, tiled walls, cupboard housing boiler, tiled walls and flooring.

##### First Floor

###### Bedroom 1

3.34m (10'9")min x 3.41m (11'2")

Window to front, wardrobe, radiator and coving to ceiling.

###### Bedroom 2

3.55m (11'8") x 2.72m (8'11")

Window to side, radiator, coving to ceiling, door way with access to loft area. Loft area has a window to the side and eves storage.

###### Bedroom 3

2.98m (9'9") x 2.49m (8'2")

Window to side and radiator.

##### Bathroom

Window to rear, corner bath with shower attachment, mixer tap and screen, pedestal wash hand basin and low-level WC, tiled walls, airing cupboard and heated towel rail.

##### Outside

Low level wall to the front of the property with driveway to the side providing parking. Gated access to the rear garden which is mainly laid to lawn with hard standing patio area, shrub borders. Gate to rear allows access to the public park to the rear.

EPC RATING - E



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

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