



## London Road, Chatteris, Cambs, PE16 6AS

Beautifully Presented - Link Detached House - 3 Bedrooms - Kitchen/Dining Room - Lounge - Family Bathroom, Ensuite To Master & Ground Floor WC - Enclosed Rear Garden - Off Road Parking - No Upward Chain - Call To View (01354 696700)

**£289,000**



## Ground Floor

### Entrance Hall

Entrance door opening into the entrance hall with built-in storage cupboard, stairs to the first floor, radiator and doors to:

### WC

Obscure double glazed window to rear, wash hand basin with cupboard under and mixer tap, close coupled WC and radiator.

### Lounge

4.74m (15'7") max x 3.14m (10'4") Double glazed bay window to front, double glazed windows and double glazed double doors to rear, feature fire place with gas flame effect fire and radiator.

### Kitchen/Dining Room

4.74m (15'7") x 2.72m (8'11") Double glazed window to front, double glazed windows and double glazed double doors to rear, fitted with a matching range of base and eye level units and drawers, worktop, 1+1/4 bowl stainless steel sink with mixer tap tiled splashbacks, integrated fridge, freezer, dishwasher

and washing machine, space for cooker, pull out extractor hood over and radiator.

### First Floor

#### Landing

Two double glazed windows to rear, radiator, built-in storage cupboard with radiators, stairs to ground floor and doors to:

#### Bedroom 1

3.18m (10'5") x 3.04m (10') Double glazed window to front, built-in wardrobes with hanging rail and shelving, radiator and door to:

#### En-suite

Obscure double glazed window to rear, suite comprising pedestal wash hand basin with mixer tap, shower cubicle, close coupled WC and heated towel rail.

#### Bedroom 2

3.83m (12'7") max x 3.11m (10'2") Double glazed window to front, built-in wardrobes with hanging rail and shelving and radiator.

### Bedroom 3

2.83m (9'3") x 2.68m (8'10") Double glazed window to front and radiator.

### Bathroom

Obscure double glazed window to front, suite comprising panelled bath with mixer tap and screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls and heated towel rail.

### Outside

Gated carport to side allowing off road parking and leading to the rear garden with further gravel parking area, lawn and circular paved area and pergola, further gate to side.

### Directions

Turning Right out of our office in the High Street, continue into Park Street, then into West Park Street, then continue in to London Road where this property can be found on the right hand side.

EPC Rating - C



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.

