



King Edward Road, Chatteris, Cambs, PE16 6NG

Town Centre Location - Detached House - 3 Bedrooms - Kitchen/Breakfast Room & Utility - Family Bathroom, En-Suite To Master & Ground Floor WC - Enclosed Rear Garden - Call To View (01354) 696700

£259,500



Ground Floor

Entrance Hall

Double glazed entrance door, tiled flooring, coving to ceiling, stairs to first floor and doors to:

WC

Pedestal wash hand basin with tiled splashbacks and low-level WC, radiator, tiled flooring and coving to ceiling.

Lounge

4.87m (16') x 3.65m (12')

Double glazed double doors leading to garden, double glazed window to front, radiator and coving to ceiling.

Kitchen/Breakfast Room

4.87m (16') x 2.97m (9'9")

Fitted with a matching range of base and eye level units, worktops with tiled splashbacks, stainless steel sink with mixer tap, plumbing for dishwasher, fitted oven, four ring gas hob, extractor hood, double glazed window to front and side, double glazed door to side access, radiator, coving to ceiling, and door to:

Utility

2.00m (6'7") max x 1.63m (5'4") min

Fitted with wall mounted storage cupboards, stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine and space for tumble dryer, tiled flooring and coving to ceiling.

First Floor

Landing

Radiator, stairs to ground floor and doors to:

Bedroom 1

3.89m (12'7") max x 2.27m (7'5") min

Double glazed window to front, built in wardrobe, radiator and coving to ceiling.

En-suite

Fitted with wash hand basin and shower cubicle, tiled splashbacks, radiator and coving to ceiling.

Bedroom 2

3.65m (12') in to wardrobes x 2.76m

(9'1")

Double glazed window to front, radiator and coving to ceiling.

Bedroom 3

2.68m (8'10") x 2.00m (6'7")

Double glazed window to side, radiator

and coving to ceiling.

Bathroom

Fitted bath with shower head over, vanity wash hand basin and WC with hidden cistern, double glazed window to front, radiator, tiled flooring, coving to ceiling and storage cupboard(s)

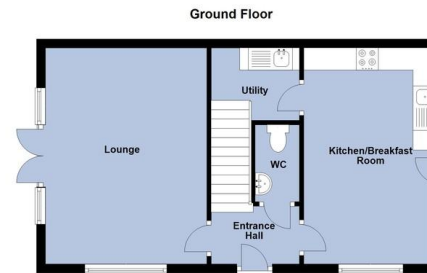
Outside

Enclosed rear garden comprising of paved area, artificial grass, timber framed shed to the rear. There is also a decked area with a timber built Pegula over.

Directions

Turning left out of our High Street office, take the first left hand turning into Kind Edward Road where the property can be found on the right hand side.

EPC RATING - C



First Floor



Plans are for representational purposes only. Plans produced using PlanIt.co



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.