



## Burnsfield Street, Chatteris, Cambs, PE16 6ES

Newly Refurbished - End Terraced House - 3 Bedrooms - Kitchen - Lounge/Dining Room - Ground Floor Bathroom & First Floor WC - Enclosed Rear Garden - No Upward Chain - Call To View (01354) 696700

**£191,000**



**Ground Floor**

**Kitchen**  
 2.32m (7'7") x 1.97m (6'6")  
 Fitted with base level units with worktop space over, plumbing for washing machine, space for fridge/freezer, built-in oven, hob with extractor hood over, double-glazed window to rear and external door leading to the rear of the garden.

**Lounge Area**  
 3.65m (12') x 3.34m (10'11")  
 Window to front, open fireplace with surround, single radiator and open plan leading to;

**Dining Area**  
 3.69m (12'1") x 3.50m (11'6")  
 Window to side, single

radiator and stairs leading to the first floor.

**Bathroom**  
 Fitted with a newly fitted three-piece suite comprising of P-shaped panelled bath, wash hand basin, low level WC, tiled splashback and laminate flooring.

**First Floor**

**Landing**  
 Boiler cupboard, door to:

**Bedroom 1**  
 3.34m (10'11") x 2.67m (8'9")  
 Double glazed window to front and single radiator.

**Bedroom 2**  
 3.54m (11'7") x 2.11m (6'11")  
 Double glazed window to

rear and radiator

**Bedroom 3**  
 2.40m (7'10") x 2.13m (7')  
 Double glazed window to side and radiator.

**WC**  
 Newly fitted two piece suite comprising, wash hand basin and low-level WC and laminate flooring.

**Outside**  
 A side gate allows access to an enclosed rear garden comprising of paved and lawn area, gravelled and shrub borders.

**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.