



Drake Avenue, Chatteris, Cambs, PE16 6DU

Cul-De-Sac Location - Semi Detached House - 3 Bedrooms - Kitchen, Lounge & Dining Area - Family Bathroom, En-Suite & Ground Floor WC - Garage & Off Road Parking - Low Maintenance Garden - Call To View - (01354) 696700

£250,000



Entrance Hall
Door to:

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

Lounge
4.34m (14'2") x 3.21m (10'5")
Double glazed sliding doors leading to the rear of the property, single radiator, and tiled flooring.

Dining Room
3.49m (11'4") x 2.92m (9'5")
Double glazed window to front, single radiator and tiled flooring.

Kitchen
2.96m (9'7") x 2.18m (7'1")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer and tiled flooring.

First Floor

Bedroom 1
3.98m (13") max x 3.34m (10'9") max
Double glazed window to rear and single radiator.

En-suite Shower Room
Fitted with three piece suite comprising shower cubide, wash hand basin and low-level WC tiled splashback, double glazed window to rear, single radiator and laminate flooring.

Bedroom 2
3.48m (11'4") x 2.64m (8'6") max
Double glazed window to front, built in wardrobes with sliding doors and single radiator.

Bedroom 3
2.63m (8'6") x 2.31m (7'5") max
Double glazed window to front and single radiator.

Bathroom

Fitted with a three piece suite comprising of panelled bath, wash hand basin, low level WC, double glazed window to side, single radiator, tiled splashbacks and laminate flooring.

Outside

The property has an integrated garage which has power and lighting with an up and over door, there is also a drive for off road parking to the front. The rear garden is fully enclosed comprising of patio area, crazy paving, raised borders and a timber built lean to with tiled roof.

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.