



## Burnsfield Estate, Chatteris, Cambs, PE16 6ET

Semi Detached House - 3 Bedrooms - Kitchen & Utility Area - Lounge - Ground Floor WC & First Floor Bathroom -  
Enclosed Rear Garden With Outbuilding - No Upward Chain - Call To View (01354) 696700

**£200,000**





#### Ground Floor

##### Kitchen

4.91m (16'1") x 3.86m (12'8")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, integrated fridge, cooker with extractor hood over, storage cupboard, radiator, tiled flooring, stairs to first floor, double glazed entrance door and window to front and double-glazed double door to rear.

##### Lounge

4.93m (16'2") x 3.36m (11')  
Double glazed window to front and rear, wood burner and radiator.

##### Rear Lobby

Double glazed door to side, tiled flooring and door to:

##### Utility Area

1.59m (5'3") x 1.53m (5')

Matching base units with worktop space over, plumbing

for washing machine and double-glazed window to rear.

##### WC

Low level WC, radiator and double-glazed window to rear.

##### First Floor

Landing  
Door to:

##### Bedroom 1

4.55m (14'11") x 2.93m (9'6")  
Double glazed window to front and rear, radiator and built in storage cupboard.

##### Bedroom 2

3.90m (12'7") x 3.60m (11'8") max  
Double glazed window to front, boiler cupboard and radiator.

##### Bedroom 3

2.60m (8'6") x 2.35m (7'9")  
Double glazed window to rear and radiator.

##### Bathroom

Fitted with three-piece suite comprising bath, vanity wash hand basin and low-level WC, part tiled walls, radiator and double-glazed window to side and rear.

##### Outside

The property has both front and rear enclosed gardens. The front garden comprising of some lawn and a pathway leading to the side gate and front door. The rear garden is mostly hardstanding with an outbuilding.

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.