



York Road, Chatteris, Cambs, PE16 6EB

Extended Detached House - 3 Bedrooms - Open Plan Lounge/Dining Room - Kitchen & Conservatory - Ground Floor Shower Room, WC and First Floor WC - Enclosed Rear Garden - Off Road Parking - Call To View (01354 696700)

£270,000



Ground Floor

Max Lounge/Dining Room
8.47m (27'7") x 3.72m (12'2")
Two double glazed windows to the front, along with a window to the side and rear, fireplace with surround, two radiators and stairs leading to the first floor with under stairs cupboard.

Kitchen 3.02m (9'9") x 2.67m (8'7")
Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, cooker, double glazed window to side and laminate flooring.

Lobby
Window to side and sliding door to;

Shower Room
Fitted with three piece suite comprising shower cubide, wash hand basin in vanity unit and low-level WC, tiled splashback,

window to side, towel rail and laminate flooring.

Conservatory

UPVC construction, plumbing for washing machine, space for tumble dryer, laminate flooring, window to side and double doors leading to the rear of the property.

WC

Fitted with low-level WC.

First Floor

Bedroom 1 3.72m (12'2") x 3.60m (11'8")

Double glazed window to front, radiator and storage cupboard.

Bedroom 2 3.78m (12'4") x 2.75m (9') max

Double glazed window to front and radiator.

Bedroom 3 3.04m (9'9") x 3.03m

(9'9")
Window to side and storage cupboard with double doors.

WC

Fitted with low-level WC.

Outside
This property offers off road parking for two vehicles, a side gate allows access to a low maintenance enclosed rear garden, comprising of patio area, artificial grass, shrub borders and a timber built shed and summer house.

EPC- TBC



Call to arrange a viewing 01354 696700 TPayne & 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.