



## James Gage Close, Chatteris, Cambs, PE16 6HF

Beautifully Presented - Detached Bungalow - 2 Double Bedrooms - Refitted Kitchen/Breakfast Room & Lounge - Refitted Bathroom - Enclosed Wraparound Mature Garden(s) - Driveway & Garage - Must Be Viewed (01354) 696700

**£285,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, storage cupboard, boiler cupboard, radiator and door to:

##### Kitchen/Breakfast Room

4.63m (15'2") x 2.86m (9'5")  
Matching range of base and eye level units, electric hob with extractor hood over and double oven, butler sink with drainer, integrated fridge/freezer, vinyl flooring, ceiling spotlights, double glazed window to side and double-glazed door and window to rear.

##### Lounge

5.67m (18'7") x 3.98m (13'1") max  
Double glazed window to front, electric fire with brick surround, two radiators and double-glazed sliding door to side.

##### Rear Porch

Double glazed door to side, double glazed window to side and rear and plumbing for washing machine.

##### Bedroom 1

3.77m (12'4") x 3.63m (11'9") max  
Double glazed window to side, built in wardrobe and radiator.

##### Bedroom 2

3.81m (12'5") x 3.22m (10'7") max  
Double glazed window to side, built in wardrobe and radiator.

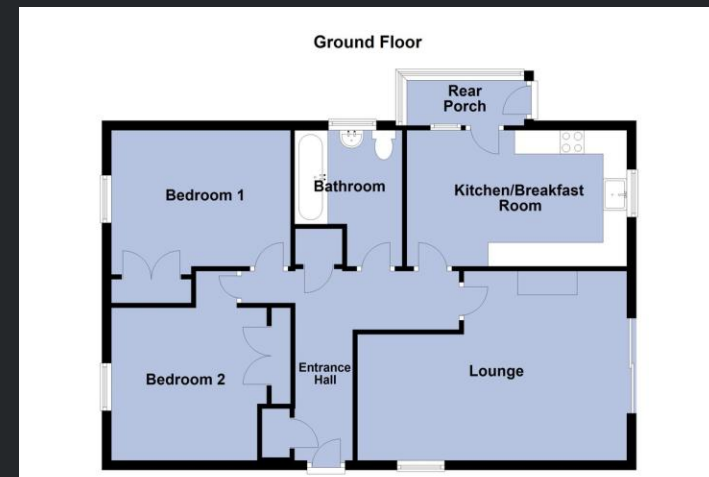
##### Bathroom

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

#### Outside

There is a driveway to the side, and single garage. The property has a wraparound garden to the front and both sides. Two areas mostly consisting of lawn, the other mostly resin and all with plant/shrub borders.

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.