



## Lindsells Walk, Chatteris, Cambs, PE16 6PW

Close To The Town Centre - Mid Terraced House - 2 Bedrooms - Kitchen & Lounge - First Floor Bathroom -  
Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

**£180,000**





#### Ground Floor

**Kitchen**  
3.96m (13') x 2.95m (9'8")  
Fitted with a matching range of base and eye level units with worktop space over, gas hob with extractor hood over and oven, 1+1/2 bowl sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring and double-glazed window and door to rear.

**Lounge**  
4.86m (15'11") x 3.97m (13')  
Double glazed entrance door and window to front, fireplace, storage cupboard, radiator and stairs to first floor.

#### First Floor

**Landing**  
Radiator.

**Bedroom 1**  
3.97m (13') x 3.86m (12'8")  
Two double glazed windows to front and radiator.

**Bedroom 2**  
2.97m (9'9") x 2.06m (6'9")  
Double glazed window to rear, radiator and airing cupboard.

#### Bathroom

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

#### Outside

The property has an enclosed rear garden which is mainly laid to lawn, part patio with a shed.

The property also offers allocated parking.

EPC - TBC



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.