



Chapel Lane, Chatteris, Cambs, PE16 6RJ

New Build - Semi- Detached House - Finished To A High Standard - 2 Double Bedrooms - Kitchen/Breakfast Room
- Lounge - Ground Floor WC & First Floor Four Piece Bathroom - Enclosed Rear Garden & Gated Driveway - No
Upward Chain - Call To View (01354) 696700

£230,000



Ground Floor

Entrance Hall

Entrance door, double glazed window to front, single radiator, tiled flooring, and stairs leading to the first floor.

Kitchen/Breakfast Room

4.43m (14'5") x 3.41m (11'1") Max
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and washing machine, built-in oven, built-in electric hob with extractor hood over, double glazed window to rear, single radiator, tiled flooring.

Lounge

4.74m (15'5") x 2.80m (9'1")
Double glazed window to front, single radiator and double glazed double doors leading to the rear of the property.

WC

Fitted with two piece suite comprising, pedestal wash hand basin with tiled splashbacks and low-level WC, tiled flooring and double glazed window to front.

First Floor

Landing

Boiler cupboard and door to;

Bedroom 1

4.74m (15'5") x 2.80m (9'1")
Double glazed window to front and single radiator.

Bedroom 2

3.38m (11") x 2.65m (8'6")
Double glazed window to front and single radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, tiled splashbacks, double glazed window to rear, heated towel rail and tiled flooring.

Outside

The property has a wooden gated driveway to the side which allows parking for multiple vehicles. A side gate allows access to an enclosed rear garden which is partly laid to lawn and patio area.

EPC- TBC

Agents Notes

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the vendor is a family member of an employee of Tpayne&Co



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.