



## Westbourne Road, Chatteris, Cambs, PE16 6HG

Viewing Ready - Fully Refurbished - Semi-Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom - Enclosed Rear Garden & Off Road Parking - No Upward Chain - Call To View (01354) 696700

**£260,000**



#### Ground Floor

**Entrance Hall**  
LVT tiled flooring, radiator and stairs leading to the first floor.

**Lounge**  
3.90m (12'7") max x 3.82m (12'5")  
Double glazed window to front, radiator and LVT tiled flooring.

**Kitchen**  
5.88m (19'2") x 3.96m MAX(12'9")

Fitted with base level units with worktop space over, matching breakfast island with induction hob installed with built in extractor, built in oven, 1 bowl stainless steel sink, space for fridge, space for dishwasher, double glazed window to side and under stairs larder cupboard.

**Lobby**  
Window to rear with doors leading to the outside WC and storeroom and utility area with plumbing installed for washing machine.

#### First Floor

**Bedroom 1**  
3.84m (12'5") x 3.36m (11')  
Double glazed window to front, newly fitted carpets and built in storage cupboard.

**Bedroom 2**  
3.34m (10'9") x 3.35m (10'9")  
Double glazed window to rear, built in storage cupboard and newly fitted carpets.

**Bedroom 3**  
2.50m (8'2") max x 2.47m (8'1")  
Double glazed window to front, newly fitted carpets and built in storage cupboard.

**Bathroom**  
Fitted with four piece comprising panelled bath, shower cubicle, wash hand basin, low level WC, vinyl flooring and double-glazed window to rear.

#### Outside

This property offers an enclosed rear garden, which is in the process of being grass seeded, a drop curb has been installed to now allow off road parking for two vehicles.

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.