



Gull Way, Chatteris, PE16 6DT

Nicely Situated In A Cul De Sac Location - Semi Detached House - 3 Bedrooms - Refitted Kitchen - Lounge/Diner & Large Conservatory - First Floor Bathroom - Enclosed Rear Garden - Driveway & Garage - Call To View - 01354 696700

£240,000



Ground Floor

Entrance Hall
Double glazed entrance door, radiator, laminate flooring and stairs to first floor.

Kitchen
2.60m (8'6") x 2.41m (7'11")
Fitted with a matching range of base and eye level units with worktop space over, gas hob with extractor hood over, oven and built in microwave, sink, integrated fridge and dishwasher, plumbing for washing machine, tiled flooring and double glazed window to front.

Lounge/Diner
4.68m (15'4") x 4.53m (14'10")
Double glazed double door and window to rear, storage cupboard and two radiators.

Conservatory
Double glazed double doors to rear, double glazed window to side and rear, tiled flooring and under floor heating.

First Floor

Landing
Airing cupboard.

Bedroom 1
3.81m (12'6") x 2.58m (8'6")
Double glazed window to rear, fitted wardrobe and radiator.

Bedroom 2
3.31m (10'10") x 2.47m (8'1") max
Double glazed window to front, built in wardrobe and radiator.

Bedroom 3
2.52m (8'3") x 1.87m (6'2")
Double glazed window to rear and radiator.

Bathroom
Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail and double-glazed window to front.

Outside

The property has a driveway to the side leading to the garage and an allocated parking space to the front in addition to this. There is a front garden which consists of a cherry tree and borders. There is an enclosed rear garden which comprises of part decking and patio with a shed and greenhouse.

Garage
Up and over door, power and light.

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.

