



Marian Way, Chatteris, Cambs, PE16 6LZ

Sought After Location - Link Detached Bungalow - Well Presented - 3 Bedrooms - Kitchen/Diner - Lounge - Bathroom - Low Maintenance Rear Garden - Garage & Driveway - Call To View - (01354) 696700

£325,000



Ground Floor

Hallway

Built in storage cupboard, radiator and wooden flooring.

Kitchen/Diner

4.63m (15'1") x 2.96m (9'7")

Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in eye level oven, built-in induction hob, double glazed window to front, radiator and tiled flooring.

Lounge

4.63m (15'1") x 3.75m (12'3")

Double glazed window to front and radiator.

Bedroom 1

3.97m (13') x 2.96m (9'7")

Double glazed window to rear and radiator.

Bedroom 2

3.75m (12'3") x 2.96m (9'7")

Double glazed window to rear and radiator.

Bedroom 3

2.77m (9") x 2.38m (7'8")

Double glazed window to side and radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, tiled surround, double glazed window to side, radiator and vinyl flooring.

Outside

The front of the property offers a driveway with garage. A side gate allows access to a low maintenance enclosed rear garden, which is mainly paved with a gravelled shrub border. There is also access to the garage which is supplied with power and lighting.

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.