



Station Street, Chatteris, Cambs, PE16 6EL

Grade II Listed - Semi Detached House - 3 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Bathroom -
Enclosed Rear Garden - No Upward chain - Call To View (01354) 696700

£240,000



Ground Floor

Entrance Hall
Staircase leading to the first floor.

Lounge
4.40m (14'4") max x 3.36m (11')
Bay window to front, radiator and wooden flooring.

Dining Room
3.67m (12") x 2.89m (9'4")
Window to front, wooden flooring and radiator.

Kitchen
4.32m (14'1") x 3.78m (12'4") Max
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for dishwasher, space for fridge, range cooker, window to rear, built in under stairs storage cupboard and tiled flooring.

Utility Area

3.17m (10'4") x 2.65m (8'6")
Fitted with a with base level worktop, plumbing for washing machine, space for fridge/freezer and tumble dryer, window to rear and door leading to the garden.

First Floor

Landing
Built in storage cupboard

Bedroom 1
3.36m (11') x 3.68m (12")
Window to front, built in wardrobes, built in cupboard and radiator.

Bedroom 2
3.67m (12') x 3.38m (11")
Window to front and radiator.

Bedroom 3
3.25m (10'6") x 2.56m (8'3")
Window to rear and radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled surround, window to rear and wooden flooring.

Outside

A side gate allows access to an enclosed rear garden comprising of lawn and patio areas. There is brick-built pond and a timber-built pagoda.

EPC Rating: - D



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.