



## Kingfisher Close, Chatteris, Cambs, PE16 6TP

End Terrace House - 3 Bedrooms - Kitchen- Lounge/Diner - First Floor Bathroom - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

**£240,000**



#### Ground Floor

**Entrance Hall**  
Double glazed window to front, radiator, vinyl flooring and stairs leading to the first floor.

**Lounge/Diner**  
7.26m (23'8") x 3.53m (11'5")  
Double glazed window to front, under stairs storage cupboard, two radiators, wooden laminate flooring and door leading to the rear of the property.

**Kitchen**  
2.62m (8'8") x 2.48m (8'1")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, radiator and vinyl flooring.

#### First Floor

**Landing**  
Boiler cupboard and door leading to;

**Bedroom 1**  
3.53m (11'5") x 2.59m (8'4")  
Double glazed window to rear, built in storage cupboard and radiator.

**Bedroom 2**  
3.09m (10'1") x 2.38m (7'8")  
Double glazed window to front, built in storage cupboard and radiator.

**Bedroom 3**  
2.16m (7") x 2.12m (6'9")  
Double glazed window to front and radiator.

#### Bathroom

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

#### Outside

The property offers parking to the front of the property. There is also a second parking space to the rear. A side gate allows access to an enclosed low maintenance rear garden which is all paved. There is also a timber built shed to the rear of the garden.

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.