



Chapel Lane, Chatteris, Cambs, PE16 6RJ

New Build - Semi Detached House - Finished To A High Specification - 2 Double Bedrooms - Kitchen/Breakfast Room & Lounge - Ground Floor WC & First Floor Four Piece Bathroom - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

£235,000



Ground Floor

Entrance Hall
Entrance door, double glazed window to front and radiator.

Kitchen/Breakfast Room
4.42m (14'6") x 3.44m (11'2")max
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, 1+1/2 bowl stainless steel sink, electric hob with extractor hood over and double oven, space for washing machine, tumble dryer and fridge/freezer, radiator and double-glazed window to rear.

Lounge
4.72m (15'6") x 2.82m (9'3")
Double glazed window to front, radiator and double-glazed double door to rear.

WC
Fitted two-piece suite comprising low level WC, pedestal wash hand basin, heated towel rail and double-glazed window to front.

First Floor
Landing
Boiler cupboard and door to:

Bedroom 1
4.73m (15'6") x 2.81m (9'3")
Double glazed window to front and radiator.

Bedroom 2
3.35m (11') x 2.61m (8'7")
Double glazed window to front and radiator.

Bathroom
Fitted with four-piece suite comprising bath, pedestal

wash hand basin, shower cubicle and low-level WC, heated towel rail and skylight.

Outside
The property has a driveway to the side, and an enclosed garden to the rear which is partly laid to lawn with patio.

EPC – TBC

AGENTS NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the Vendor is a family member of an employee of T Payne & Co.



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.