



**St. Martins Road, Chatteris, Cambs, PE16 6JB**

Central Location - Beautifully Presented - Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Bathroom -  
Enclosed Rear Garden - Garage & Off Road Parking - Call To View - (01354) 696700

**Offers In Excess Of**

**£300,000**





#### Ground Floor

##### Entrance Hall

Double glazed entrance door, stairs to first floor, doors to:

##### Lounge/Dining Room

6.03m (19'9") x 4.75m (15'7") max  
Two double glazed windows to front, single radiator, laminate flooring, fireplace with electric fire, double glazed sliding doors to enclosed rear garden.

##### Kitchen

4.85m (15'11") x 2.78m (9'1")  
Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl stainless steel sink, tiled splash backs, built-in dishwasher and washing machine, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, two double glazed windows to rear, tiled flooring, double glazed door to side.

#### First Floor

##### Landing

Double glazed window to front, single radiator.

##### Bedroom 1

4.75m (15'7") x 3.13m (10'3")  
Two double glazed windows to front, single radiator, door to:

##### Bedroom 2

3.92m (12'10") x 2.81m (9'2")  
Double glazed window to rear and single radiator.

##### Bedroom 3

2.79m (9'2") x 2.41m (7'11")  
Double glazed window to rear, storage cupboard and single radiator.

##### Bathroom

Fitted with three piece suite comprising P shaped bath with glass screen, wash hand basin with storage under, low level WC, fully tiled walls, double glazed window to rear and heated towel

#### rail.

#### Outside

A small walled garden to the front leads to the entrance door, blockweave driveway and garage. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with patio area, bar, raised beds planted with trees and shrubs. There is also a side door to the garage.

EPC Rating: C



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.