



9 York Road, Chatteris, Cambs, PE16 6EB

Beautifully Presented - Detached House - 3 Bedrooms - Kitchen & 3 Reception Rooms - Main Bathroom & Ground Floor WC - Enclosed Rear Garden - Call To View - (01354) 696700

Offers In Excess Of

£280,000



Ground Floor

Entrance Hall

Double glazed entrance door, single radiator, tiled flooring, stairs to first floor and doors to:

Lounge

3.94m (12'11") x 3.63m (11'11")
Double glazed bay window to front, open fire fireplace, radiator, wooden flooring and double doors to hallway.

Dining Room

3.63m (11'11") x 3.94m (12'11")
Double glazed window to side, double glazed window to rear, open fire fireplace with wooden surround, under-stairs storage cupboard, radiator, wooden flooring, door to:

Kitchen

3.32m (10'11") x 3.05m (10')
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing and space for slimline dishwasher, space for fridge/freezer, gas range oven with extractor hood over, double glazed window to side,

radiator, tiled flooring and open plan to:

Utility Area

2.20m (7'3") x 1.67m (5'6")
Tiled flooring, plumbing for washing machine, space for tumble dryer, door to WC.

WC

Fitted with a two piece suite comprising low level WC and wall mounted wash hand basin, tiled flooring and extractor fan.

Sun Room

Two full height double glazed windows to side, double glazed double doors to garden, laminate flooring and radiator.

First Floor

Landing
Airing cupboard, door to:

Bedroom 1

3.63m (11'11") x 3.15m (10'4")
Double glazed window to rear, fireplace, single radiator and walk-in wardrobe.

Bedroom 2

3.64m (11'11") x 2.38m (7'10")
Double glazed sash window to front, fireplace, single radiator and laminate flooring.

Bedroom 3

2.50m (8'2") x 2.29m (7'6")
Double glazed sash window to front, over stairs storage cupboard, single radiator and laminate flooring:

Bathroom

Double glazed window to side.
The bathroom is currently under renovation and will be complete before completion of the sale. Photos to follow once progress has been made.

Outside

There is a small walled garden to the front laid to stone chippings. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area and timber shed.

EPC Rating:- 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.