



Birch Avenue, Chatteris, Cambs, PE16 6JJ

Updating Required - Semi- Detached House - 3 Bedrooms - Kitchen - Lounge & Dining Room - Shower Room -
Front & Rear Garden - Driveway - No Upward Chain - Call To View - (01354) 696700

£195,000



Ground Floor

Entrance Hall
Radiator and stairs leading to the first floor.

Living Room
3.97m (13") x 3.30m (10'8")
Double glazed window to front, fireplace with brick-built surround and radiator.

Dining Room
3.30m (10'8") x 3.23m (10'5")
Radiator and double-glazed sliding doors leading to the garden.

Kitchen
2.39m (7'8") x 2.28m (7'4")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, built-in oven, built-in hob, double glazed window to rear and vinyl flooring.

First Floor

Landing
Double glazed window to side.

Bedroom 1
3.33m (10'9") x 3.35m (10'9")
Double glazed window to front, radiator and built in storage cupboard.

Bedroom 2
3.18m (10'4") x 3.32m (10'8")
Double glazed window to rear, radiator and built in storage cupboard.

Bedroom 3
2.10m (6'8") x 2.04m (6'6")
Double glazed window to front and radiator.

Shower Room
Fitted with three-piece suite comprising of shower cubicle, low level WC, wash hand basin, vinyl flooring, double glazed window to rear and radiator.

Outside

To the front of the property there is a driveway as well as a small front garden which is mainly lawn and planted with mature shrubs and plants.

A side gate allows access to an enclosed rear garden, planted with many shrubs and plants, there is a small patio area and raised borders to the side.

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.