



## The Elms, Chatteris, Cambs, PE16 6JW

End Terraced House - 3 Bedrooms - Kitchen & Utility/WC - Lounge & Dining Room - Bathroom & Ground Floor WC  
- Enclosed Rear Garden - Allocated Parking - No Upward Chain - Call To View (01354) 696700

**£210,000**



#### Ground Floor

**Entrance Hall**  
Radiator and stairs leading to the first floor.

**WC/Utility**  
2.96m (9'7") x 1.35m (4'4")  
Fitted with eye level units and worktop space, plumbing for washing machine and space for tumble dryer, WC, wash hand basin, double glazed window to front, radiator and vinyl flooring.

**Kitchen**  
2.98m (9'7") x 2.26m (7'4")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for cooker, double glazed window to side, radiator and vinyl flooring.

**Lounge**  
4.13m (13'5") x 3.47m (11'3")  
Double glazed window to side, radiator and double doors leading to;

**Dining Area**  
3.47m (11'3") x 2.26m (7'4")  
Double glazed window to side and radiator.

**First Floor**  
**Landing**  
Double glazed window to front and built in storage cupboard.

**Bedroom 1**  
3.54m (11'6") x 3.28m (10'7")  
Double glazed window to side and radiator.

**Bedroom 2**  
3.54m (11'6") x 3.16m (10'3")  
Double glazed window to side and radiator.

**Bedroom 3**  
2.95m (9'6") x 2.26m (7'4")  
Double glazed window to side and radiator.

**Bathroom**  
Fitted with three-piece suite comprising panelled, wash hand basin and low-level WC, tiled splashbacks, Storage cupboard and vinyl flooring.

**Outside**  
The property offers allocated parking to the rear, there is also rear gate allowing access to an enclosed rear garden which comprises lawn, gravelled area, patio and artificial grass and a timber built shed.

EPC- Rating D



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.