



Gull Way, Chatteris, Cambs, PE16 6DT

Semi Detached House - 3 Bedrooms - Kitchen/Diner & Utility - Lounge & Conservatory - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden - Off Road Parking & Single Garage - Available June - Deposit £1,355.76 – Council Tax Band B - Call To View (01354) 696700

£1,175 pcm



Ground Floor

Hall
Double glazed entrance door, stairs to first floor and radiator.

WC
Fitted with two-piece suite comprising, wash hand basin and low-level WC, tiled splashbacks and radiator.

Kitchen/Diner
5.18m (17') x 2.93m (9'7")
Fitted with a matching range of base and eye level units with worktop space over, gas oven and hob with extractor hood over, stainless steel sink, built-in dishwasher, space for fridge and freezer, tiled flooring, radiator and double-glazed window to front and rear.

Utility
1.80m (5'11") x 1.78m (5'10")
Base level units, stainless steel sink, plumbing for washing machine, vent for tumble dryer, radiator and double-glazed door

to rear.

Lounge
5.18m (17') x 3.14m (10'4")
Double glazed window to front, two radiators, coving to ceiling and double-glazed sliding door to conservatory.

Conservatory
Double glazed windows to side and rear and double glazed double door to side.

First Floor
Landing
Double glazed window to rear.

Bedroom 1
3.27m (10'9") x 3.87m (12'6")
Double glazed window to front, radiator and built in wardrobe.

En-suite
Fitted with three-piece suite comprising with shower cubicle, pedestal wash hand basin and low-level WC, half tiled surround, radiator and double-

glazed window to front.

Bedroom 2
3.21m (10'6") x 2.86m (9'5")
Double glazed window to front and radiator.

Bedroom 3
2.24m (7'4") x 2.24m (7'4")
Double glazed window to rear and radiator.

Bathroom
Fitted with three-piece suite comprising bath with shower attachment over, pedestal wash hand basin and low-level WC, half tiled surround, vinyl flooring, radiator and double-glazed window to rear.

Outside
There is an enclosed rear garden which is mainly laid to lawn with decking area.
There is off road parking to the front in front of the single garage.

EPC - 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.