



## West Street, Chatteris, Cambs, PE16 6HR

Updating Required - Mid Terraced House - 3 Bedrooms - Kitchen/Diner - Lounge - Bathroom & Ground Floor WC -  
Front & Rear Garden - No Upward Chain - Call To View (01354 696700)

**£200,000**





#### Ground Floor

Entrance Hall  
Radiator and stairs leading to the first floor

Lounge  
3.84m (12'5") x 3.74m (12'2")  
Window to front, fireplace with surround, radiator and wooden flooring.

Kitchen/Diner  
3.92m (12'8") x 4.83m (15'8") Max  
Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, built-in storage cupboard and window to rear.

WC  
Fitted with low-level WC.

Utility Area  
2.04m (6'6") x 1.79m (5'8")  
Window to side and door leading to the rear of the garden.

#### First Floor

Landing  
Radiator.

Bedroom 1  
3.47m (11'3") x 3.08m (10'1")  
Window to rear, radiator and two built-in storage cupboards.

Bedroom 2  
3.83m (12'5") x 2.65m (8'6")  
Window to front and radiator.

Bedroom 3  
2.91m (9'5") x 2.13m (6'9")  
Window to front and radiator.

Bathroom  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks and radiator.

Outside  
The property offers both front and rear gardens. The front garden is mainly laid to lawn with planted shrubs and plants.

The rear garden offers a patio area, lawn and many planted mature shrubs and plants.

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.