



Cygnets Drive, Chatteris, Cambs, PE16 6TU

Close To Town Location - Mid-Terraced House - 3 Bedrooms - Kitchen - Lounge/Diner - Bathroom & Shower Room
- Rear Garden - Driveway - Call To View (01354) 696700

£235,000



Entrance Hall
Laminated flooring, radiator and stairs leading to the first floor.

Kitchen
2.65m (8'6") x 2.28m (7'4")
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 and cooker, triple glazed window to front and tiled flooring.

Lounge/Diner
4.95m (16'2") x 4.55m (14'9") max
Two radiators, laminate flooring, understairs cupboard and triple glazed window to rear.

Sun Room
Triple glazed window to side and rear, laminate flooring, radiator and door leading to the garden.

Wet Room
Fitted with three piece suite comprising shower area, wash hand basin and low-level WC tiled surround, triple glazed window to rear and two radiators.

First Floor

Landing
Triple glazed window to side and built in storage cupboard.

Bedroom 1
3.86m (12'6") x 2.62m (8'5")
Triple glazed window to rear, built in double wardrobes and radiator.

Bedroom 2
3.33m (10'9") max x 2.48m (8'1")
Triple glazed window to front and radiator.

Bedroom 3
2.75m (9') x 1.85m (6')
Triple glazed window and radiator.

Bathroom
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, triple glazed window to front, radiator and wooden flooring.

Outside
The property offers a driveway to the side of the property.

To the rear is an enclosed garden which is mainly laid to lawn with a patio area, there is also a raised flower bed and a timber built shed.

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.