



## 30 St. Martins Road, Chatteris, Cambs, PE16 6JF

Extended Semi-Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge/Diner & Study - Ground Floor Shower Room & First Floor Bathroom - Front Garden & Enclosed Rear Garden - Garage - Driveway - Call To View (01354) 696700

**£270,000**





**Ground Floor**

**Porch**  
Window to front, wooden flooring and door to:

**Entrance Hall**  
Two built in under stairs storage cupboards, radiator, wooden flooring and stairs leading to the first floor.

**max Lounge/Diner**  
7.38m (24'2") x 3.24m (10'6")  
Window to rear, window to front, electric fire with surround, two radiators and wooden flooring.

**Kitchen/Breakfast Room**  
5.34m (17'5") x 4.18m (13'7")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge, freezer, tumble dryer and cooker, window to rear, tiled flooring and UPVC door leading to the garden.

**Study**  
2.36m (7'7") x 2.10m (6'8")  
Window to side, tiled flooring and radiator.

**Shower Room**  
Fitted with three-piece suite comprising shower cubicle, wash hand basin and low-level W, part tiled walls, tiled flooring, window to side and radiator.

**First Floor**  
**Landing**  
Window to side, built in storage cupboard and fitted carpet.

**Bedroom 1**  
3.92m (12'8") max x 3.29m (10'7")  
MAX  
Window to rear, radiator, built in double wardrobes with sliding doors and fitted carpet.

**Bedroom 2**  
3.53m (11'5") x 3.31m (10'8")  
Window to front, radiator and fitted carpet.

**Bedroom 3**  
2.13m (6'9") x 2.10m (6'8")  
Window to side, radiator and fitted carpet.

**Bathroom**  
Fitted with three-piece suite comprising panelled bath, wash hand basin and low-level WC, part tiled walls, window to rear, heated towel rail and tiled flooring.

**Outside**  
The property offers a large frontage which is laid lawn with a paved path leading to the front door. To the side and rear of the property is the garage with ample parking in front. Two side gates allow access to an enclosed rear garden which is mainly slabbed, with shrub borders, planted apple and pear tree and a timber built shed.

**AGENTS NOTES**  
In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the vendor is a family member of an employee of Tpayne&Co

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.