



## Reed Close, Chatteris, Cambs, PE16 6PD

No Upward Chain!!! - Mid Terraced House - 1 Bedroom - Kitchen & Lounge - Bathroom - Enclosed Rear Garden - Garage & Off-Road Parking - Call To View - (01354) 696700

**£165,000**



#### Ground Floor

##### Hallway

Built in storage cupboard, radiator and wooden flooring.

##### Kitchen

2.43m (7'9") x 2.37m (7'7") max  
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 and cooker, window to front, radiator and wooden flooring.

##### Lounge

4.44m (14'5") max x 3.36m (11')  
Window to rear, radiator, double glazed sliding door leading to the garden and stairs leading to the first floor.

#### First Floor

##### Bedroom 1

5.53m (18'1") MAX x 3.36m (11')  
Built in storage cupboard, radiator, built in double wardrobes and velux window.

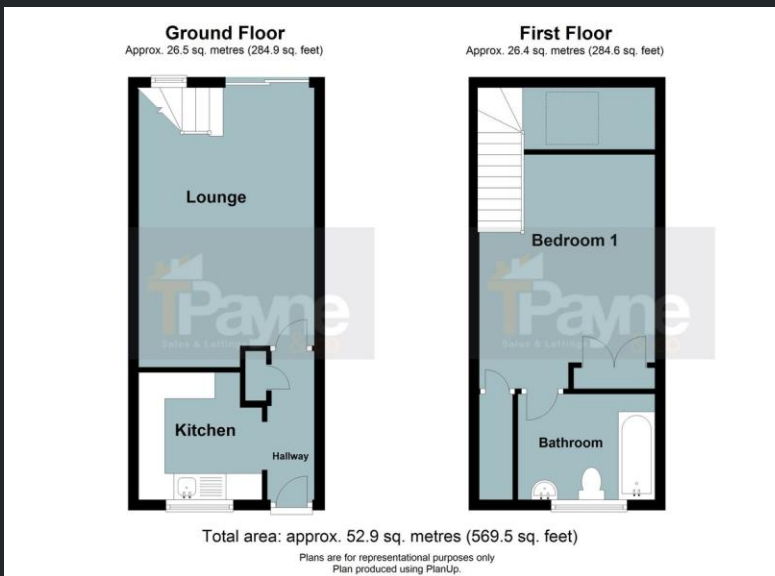
##### Bathroom

Fitted with three-piece suite comprising panelled bath, wash hand basin and low-level WC, part tiled walls, window to front, radiator and vinyl flooring.

##### Outside

The property has a garage to the side with allocated parking and one parking space to the front of the property. The enclosed rear garden is mainly laid to lawn with patio area.

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.