



## Wesley Drive, Chatteris, Cambs, PE16 6DQ

No Upward Chain!!! - Detached Bungalow - 2 Bedrooms - Kitchen & Utility Area - Lounge/Diner - Bathroom & Separate WC - Enclosed Rear Garden - Garage & Driveway - Call To View (01354) 696700

**£280,000**



#### Ground Floor

##### Porch/Utility

2.59m (8'6") x 1.91m (6'3")  
Plumbing for washing machine, space for fridge/freezer and tumble dryer, window to front, window to rear and tiled flooring.

##### Entrance Hall

Built in storage cupboard and tiled flooring.

##### Kitchen

3.37m (11") x 2.75m (9')  
Fitted with a matching base and eye level units with tiled worktop space over, composite sink with tiled surround, space for fridge, dishwasher, range cooker window to front and tiled flooring.

##### Dining Area

3.76m (12'3") x 2.54m (8'3")  
Window to rear, radiator and open plan archway leading to;

##### Lounge

4.38m (14'3") x 3.76m (12'3")  
Log burner with brick built surround.

##### Conservatory

Half brick construction with UPVC double glazed windows, radiator, tiled flooring and double doors leading to the garden.

##### Bedroom 1

3.99m (13") x 3.13m (10'2")  
Window to front, built in fitted wardrobes with overhead storage and radiator.

##### Bedroom 2

3.61m (11'8") x 3.76m (12'3")  
Window to rear, built in fitted wardrobes with glass fronted sliding doors and radiator.

##### Bathroom

Fitted with three-piece suite comprising panelled bath, wash hand basin and WC, tiled surround, window to side, radiator and tiled flooring.

##### WC

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

##### Garage

Connected with power and lighting and fitted with an up and over door.

##### Outside

The property has a large front garden which is mainly block paved with planted shrubs and flowers.  
The driveway is situated to the side of the property in front of the garage.  
A side gate allows access to an enclosed rear garden comprising of block paved and lawn areas, there are also planted borders and a pond with a raised decked area around.

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.