



## Kingfisher Close, Chatteris, PE16 6TP

No Upward Chain - End Terraced House - 3 Bedrooms - Lounger/Diner - Kitchen - Bathroom - Separate Garage - Front & Rear Garden - Call to View (01354) 696700

**Offers Over**

**£200,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, double glazed window to front, single radiator, laminate flooring, stairs to first floor and door to lounge/diner.

##### Kitchen

Fitted with a matching range of worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge, built-in electric oven, built in gas hob with extractor hood over, double glazed window to rear, single radiator and vinyl flooring.

##### Lounge/Diner

4.42m (14'6") x 3.52m (11'7") Double glazed window to front, double glazed window to rear, under-stairs storage cupboard, two single radiators, double glazed door to garden.

#### First Floor

##### Landing

Airing cupboard and stairs to ground floor.

##### Bedroom 1

3.56m x 2.58m (8'6") Double glazed window to rear, built-in wardrobes with sliding doors and radiator.

##### Bedroom 2

2.61m (8'7") x 2.36m (7'9") max Double glazed window to front and single radiator.

##### Bedroom 3

2.18m (7'2") x 2.13m (7') Double glazed window to front, single radiator, door.

#### Bathroom

Fitted with three-piece suite comprising corner bath with shower over and folding glass screen, pedestal wash hand basin, low-level WC, fully tiled walls, double glazed window to rear, single radiator and vinyl flooring.

#### Outside

The property has a separate single garage to the front with up and over door and rear door entry plus off-road parking. The front garden is mostly laid to gravel with paving. A side gate gives access to the rear enclosed garden which is mainly laid to lawn with a patio area and shed.

EPC Rating: C



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.