



## New Road, Chatteris, Cambs, PE16 6DA

Popular Town Location - Mid Terraced Bungalow - 2 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom -  
Enclosed Rear Garden - Call To View (01354 696700)

**£195,000**





#### Ground Floor

Entrance Hall  
Wooden flooring and radiator.

Lounge  
4.09m (13'5") x 3.35m (11')  
Double glazed window to front,  
radiator and wooden flooring.

Kitchen/Breakfast Room  
3.63 (11'11") x 2.66m (8'9")  
Fitted with a matching range of  
base and eye level units with  
worktop space over, stainless  
steel sink, plumbing for  
dishwasher, space for  
fridge/freezer, tiled splashbacks,  
built in electric oven, built in hob,  
radiator, wooden flooring and  
double-glazed window to rear.

Bedroom 1  
3.50m (11'6") x 3.28m (10'9")  
Double glazed window to front,  
fitted wardrobes with glass fronted  
sliding doors, radiator and fitted  
carpet.

Bedroom 2  
2.65m (8'8") x 2.51m (8'3")  
Double glazed window to rear,  
radiator and fitted carpet.

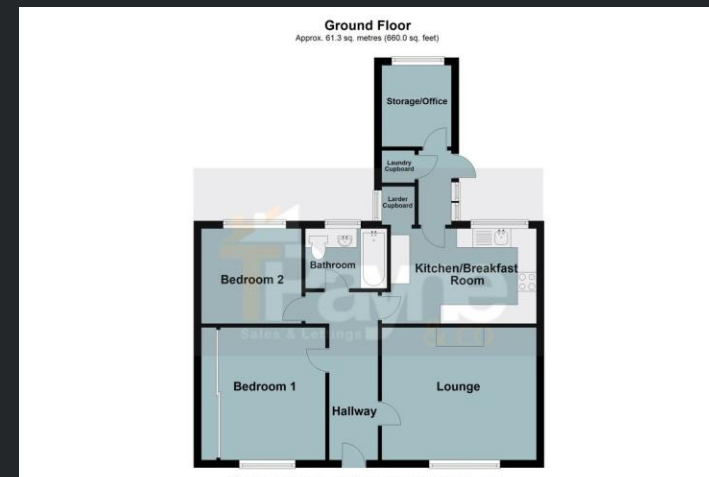
Bathroom  
Fitted with three-piece suite  
comprising bath with shower head  
over, wash hand basin with  
storage under, WC, part tile walls,  
heated towel rail and tiled flooring.

Laundry Cupboard  
0.87m (2'10") x 0.85m (2'9")  
Space for washing machine.

Storage/Office Area  
2.15m (7'11") x 1.84m (6')  
Double glazed window to rear and  
radiator.

Outside  
Garden to Front which is mainly  
laid to stone chipping and path  
leading to the front door. A side  
gate allows access to an enclosed  
rear garden which comprises lawn,  
paved and patio areas along with  
planted shrub borders and a  
timber built shed to the rear.

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.