



109 Green Park, Chatteris, Cambs, PE16 6DN

Popular Area - Semi Detached Bungalow - 2 Bedrooms - Lounge - Recently Refitted Kitchen/Diner & Shower Room
- Garage & Driveway Parking - Enclosed rear garden - Call To View - (01354) 696700

£260,000



Kitchen/Diner
 4.23m (13'10") x 2.71m (8'11")
 Double glazed entrance door, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built in eye level electric fan assisted oven, four ring ceramic hob with extractor hood over, radiator, double glazed window to front, double glazed window to side, vinyl flooring, door to:

Lounge
 4.92m (16'2") x 3.47m (11'5")
 Double glazed window to front and radiator.

Bedroom 1
 3.90m (12'10") x 3.29m (10'10")
 Double glazed window to rear and radiator.

Bedroom 2
 2.89m (9'6") x 2.79m (9'2")
 Double glazed window to rear, boiler cupboard and radiator.

Bathroom
 1.97m (6'6") x 1.71m (5'7")
 Fitted with three piece suite comprising walk in shower enclosure, vanity wash hand basin with storage under and WC with hidden cistern, fully tiled walls, double glazed window to side, vinyl flooring and heated towel rail.

Outside
 The property has a front garden which has been landscaped with a blockweave driveway to the side leading to the garage. There is an enclosed rear garden which is mainly laid to lawn with blockweave patio area, borders, trees and shrubs.
 The property was fully refurbished in 2022 with all new Facias, Soffits, Guttering, Windows and Doors, Garage Roof, Driveway, Patio and landscaped garden. The property has also been newly rendered.

PLEASE NOTE
 Inside the property has been newly re-wired throughout, freshly plastered walls and all radiators have been replaced in 2022 when the property was fully refurbished.

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.