



## Saddlers Way, Chatteris, Cambs, PE16 6BL

Cul-De Sac Location - End Terraced House - 3 Bedrooms - Kitchen/Dining Area - Lounge - Ensuite to Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

**£240,000**



## Ground Floor

**Entrance Hall**  
Single Radiator, laminate flooring and stairs leading to the first floor.

**Lounge**  
4.58m (15") x 3.27m (10'7")  
Double Glazed window to front, fireplace surround and single radiator.

**Kitchen**  
3.12m (10'2") x 2.44m (8')  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, built-in electric oven, built-in gas hob, double glazed window to rear and tiled flooring.

**Dining Area**  
3.12m (10'2") x 2.70m (8'8")  
Single radiator, laminate flooring and double glazed sliding doors leading to the rear of the garden.

WC

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

## First Floor

**Landing**  
Built in storage cupboard housing a newly installed boiler (2024)

**Bedroom 1**  
3.36m (11") x 3.00m (9'8")  
Double glazed window to front, single radiator and built in wardrobes.

**En-suite**  
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, double glazed window to front, single radiator and tiled flooring.

**Bedroom 2**  
2.98m (9'7") x 2.57m (8'4")  
Double glazed window to rear and single radiator.

**Bedroom 3**  
2.65m (8'6") x 2.54m (8'3")  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to side and tiled flooring.

**Outside**  
This property offers an enclosed rear garden comprising of lawn, patio, decked area and shrub borders. There is also a timber built shed and timber built bar. There is rear access to the garden.

Allocated parking for two cars.

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.