



Railway Lane, Chatteris, Cambs, PE16 6NF

Beautifully Presented - Semi-Detached Cottage - 2 Bedrooms - Kitchen - Lounge/Diner - Ground Floor Bathroom
- Enclosed Rear Garden - Parking To The Front - Call To View - (01354) 696700.

£196,000



Ground Floor

Lounge/Diner
4.74m (15'5") x 3.89m (12'7")
Single glazed window to front, gas fire with surround, built in under stairs storage cupboard, double radiator in the dining area, tiled flooring, and stairs leading to the first floor.

Kitchen
2.97m (9'7") x 2.75m (9')
Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, built-in fridge, freezer and washing machine, space for cooker, double glazed window to rear, single radiator, door to:

Bathroom
Fitted with three piece suite comprising roll top bath, vanity wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, small double radiator, door.

First Floor

Landing
Door to:
Bedroom 1
3.82m (12'5") x 2.63m (8'6")
Single glazed window to front, single radiator and door to:

Eaves Storage
With power and lighting.

Bedroom 2
2.03m (6'6") x 1.97m (6'4")
Single glazed window to front and single radiator.

Outside
This property offers a driveway to the front of the property. A side gate allows access to a low maintenance enclosed rear garden, comprising of gravel and patio area and a timber built shed.

Property has gas central heating.

No Upward Chain

EPC Rating: E



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.