



## Blackmill Road, Chatteris, PE16 6SR

Town Location - Semi-Detached - 3 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Shower Room With Separate WC & Ground Floor WC - Large Garden - Garage - Driveway - Call To View (01354) 696700

**£320,000**



#### Ground Floor

**Porch**  
Double glazed window to front, and door to;

**Hallway**  
Built in under stairs storage cupboard, radiator and stairs leading to the first floor.

**Dining Room**  
3.63m (11'9") x 3.58m (11'7") max  
Double glazed bay window to front, log burner and radiator.

**Lounge**  
4.28m (14") x 3.64m (11'9")  
Double glazed French doors leading to the conservatory, gas fire and radiator.

**Conservatory**  
UPVC construction with double glazed sliding doors leading to the garden.

**Kitchen**  
3.33m (10'9") x 2.71m (8'8")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for dishwasher, space for fridge, built-in electric double oven, built-in gas hob, double glazed window to rear and radiator.

**Utility**  
3.05m (10') x 2.74m (8'9") Max  
Plumbing for washing machine, space for fridge/freezer and tumble dryer, electric radiator and vinyl flooring.

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

**First Floor**  
**Landing**  
Double glazed window to side and radiator.

**Bedroom 1**  
4.28m (14") x 3.62m (11'8")  
Double glazed window to rear, built in wardrobes with sliding doors and radiator,

**Bedroom 2**  
3.35m (10'9") max x 3.26m (10'6")  
Double glazed bay window to front, two built in wardrobes and radiator.

**Bedroom 3**  
2.72m (8'9") x 2.18m (7'1")  
Double glazed window to front and radiator.

**Shower Room**  
Fitted with two piece suite comprising shower cubicle and wash hand basin tiled surround, double glazed window to rear, Storage cupboard, radiator, vinyl flooring and boiler cupboard.

**WC**  
Double glazed window to side, fitted with low-level WC and vinyl flooring.

**Garage**  
Connected with power and lighting and up and over door.

**Outside**  
The property offers a driveway to the front allowing parking for multiple vehicles and providing access to the garage.

To the rear is a large garden which is mainly laid to lawn with many planted shrub borders and mature trees and bushes.

There is also a paved path leading to the bottom of the garden as well as a patio area and timber built sheds.

EPC Rating - D



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.