



The Hawthorns, Chatteris, Cambs, PE16 6NQ

Close To Town Centre - Extended Mid-Terraced House - 3 Bedrooms - Newly Re-fitted Kitchen - Lounge/Diner - Newly Re-fitted Bathroom & Shower Room - Front & Rear Garden - Garage & Off Road Parking - Call To View (01354) 696700

£220,000



Ground Floor

Entrance Hall
Radiator, fitted carpet and stairs leading to the first floor.

Kitchen
4.06m (13'3") x 2.60m (8'5")
Fitted with a matching base and eye level units with worktop space over, stone sink, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, range cooker, vinyl flooring, radiator and double-glazed window to the front.

Lounge/Diner
5.21m (17") x 4.42m (14'5")
Two radiators, fitted carpet and double doors leading to the garden.

Bathroom
Fitted with three piece suite comprising panelled bath with shower head over, wash hand basin and low-level WC, part tiled walls, radiator and vinyl flooring.

First Floor

Landing
Door to;

Bedroom 1
3.84m (12'5") max x 2.78m (9'1")
Double glazed window to front, built in storage cupboard, radiator and fitted carpet.

Bedroom 2
3.13m (10'2") x 2.08m (6'8")
Double glazed window to rear, radiator and fitted carpet.

Bedroom 3
2.27m (7'4") x 2.20m (7'2")
Double glazed window to rear, radiator and fitted carpet.

Shower Room
Fitted with three piece suite comprising shower cubicle with marble effect splashback, wash hand basin, low-level WC, vinyl flooring and part tiled walls.

Outside

There is a low maintenance front garden which is laid to decorative stone chippings and planted shrub borders. An enclosed rear garden which comprises of patio, lawn and planted shrub borders, there is also a gate to the rear which leads to the garage which has parking in front.

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.