



Ground floor

First floor

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New Road, Chatteris, Cambs, PE16 6BT

No Upward Chain! - Detached House - 3 Bedrooms - Lounge - Kitchen/Diner & Utility - Family Bathroom & En-Suite Shower Room - Garage & Driveway - Large Rear Garden - Call To View - (01354) 696700

£325,000



Ground Floor

Entrance Hall
Double glazed entrance door, single radiator, wooden floor covering, stairs to first floor and doors to.

Lounge
4.58m (15') x 3.15m (10'4")
Double glazed window to front, fireplace, radiator and wooden floor covering.

Kitchen/Diner
5.51m (18'1") x 3.32m (10'11")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, extractor fan, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, two single radiators, tiled flooring, ceiling spotlights and double doors to enclosed rear.

Utility Room
2.77m (9'1") x 2.44m (8')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, double glazed window to side, single radiator, tiled flooring and ceiling spotlights, door to enclosed rear garden:

WC
Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, single radiator and vinyl flooring.

First Floor

Landing
Stairs to ground floor, boiler cupboard and doors to:

Master Bedroom
3.85m (12'8") x 2.78m (9'1")
Double glazed window to front, vinyl flooring, single radiator and door to en-suite.

En-suite
Fitted with three piece suite comprising recessed tiled shower enclosure with shower curtain and low-level WC, part tiled walls, extractor fan, single radiator and double glazed window to side.



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Bedroom 2
3.25m (10'8") x 3.03m (9'11")
Double glazed window to rear and single radiator.

Bedroom 3
2.47m (8'1") x 2.27m (7'5")
Double glazed window to front and single radiator.

Bathroom
Fitted with three piece suite with panelled bath and hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to rear, single radiator, vinyl flooring and ceiling spotlights.

Outside
There is a driveway to the front of the property with ample parking and a single garage. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with a patio area, stone chippings, pergola and timber shed, with storage space to one side of the property.

EPC Rating: C



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