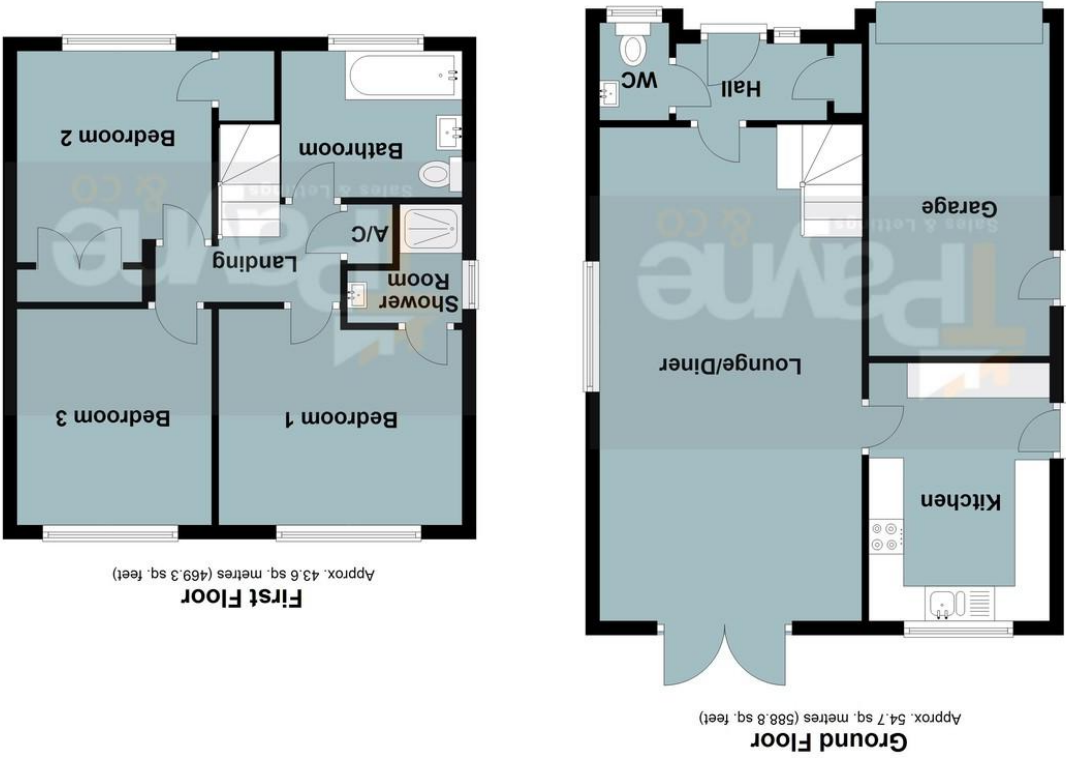


Total area: approx. 98.3 sq. metres (1058.1 sq. feet)  
Plans are for representational purposes only  
Plan produced using PlanUp.



Ground floor

First floor

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St. Pauls Drive, Chatteris, Cambs, PE16 6DG

Well Presented - Sought After Location- Detached House- 3 Double Bedrooms- Kitchen & Lounge/Diner – Family Bathroom, En Suite & Ground Floor WC - Single Garage & Ample Off-Road Parking- Call To View (01354 696700)

£300,000





Ground Floor

**Hall**  
Double glazed entrance door, double glazed window to front, Storage cupboard and radiator.

**WC**  
Double glazed window to front, wash hand basin with cupboard under and low-level WC, radiator and vinyl flooring.

**Lounge/Diner**  
7.08m (23'3") x 3.77m (12'4")  
Double glazed window to side, double glazed double doors to rear, two double radiators, fitted carpet and stairs to first floor.

**Kitchen**  
3.70m (12'2") x 2.60m (8'6")  
Double glazed window to rear, and double glazed door to side. Fitted with a matching range of base and eye level units with worktop space over, and tiled splashbacks. 1+1/4 bowl stainless steel sink, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring gas hob, with extractor hood over radiator and vinyl flooring.

**Garage**  
Up and over door, power and lighting connected.

**First Floor**

**Landing**  
Built in airing cupboard and fitted carpet.

**Bedroom 1**  
3.50m (11'6") x 3.10m (10'2")max  
Double glazed window to rear, radiator and fitted carpet.

**En-Suite Shower Room**  
Obscure double glazed window to side, wash hand basin with cupboard under, tiled shower cubicle with fitted shower, extractor fan and vinyl flooring.

**Bedroom 2**  
3.75m (12'4") max x 2.80m (9'2")  
Double glazed window to front, built in wardrobe with double doors, radiator and fitted carpet.

**Bedroom 3**  
3.10m (10'2") x 2.80m (9'2") Double glazed window to rear, radiator and fitted carpet.

**Bathroom**  
Double glazed window to front, panelled bath with mixer tap and shower attachment, tiled splashbacks wash hand basin with cupboard under, tiled splashbacks, low-level WC, radiator extractor fan and vinyl flooring.



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**Outside**  
Driveway leads to a single garage with up and over door, power and lighting connected, and courtesy door to the side. The remainder of the front is shingled with gate to side to allow access to the rear garden. The rear garden fully enclosed and mainly laid to lawn with patio area with shrub borders, to the side of the property is also a timber built shed.

EPC Rating - E



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