



## Tithe Road, Chatteris, Cambs, PE16 6SL

Popular Area - Semi Detached House - 3 Bedrooms – Kitchen/Breakfast Room - Lounge & Family Room – Utility Area - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway - Call To View - (01354) 696700

**£254,000**





## Ground Floor

### Entrance Hall

Double glazed entrance door, double glazed window to front, single radiator and stairs to first floor, door to:

### Kitchen/Breakfast Room

5.46m (17'11") x 4.15m (13'8") Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and cooker, double glazed window to side, double glazed window to rear, single radiator, tiled flooring, door to:

### Lounge

5.46m (17'11") x 3.20m (10'6") Double glazed window to front, fireplace, single radiator, laminate flooring and double doors to Reception Room.

### Family Room

3.25m (10'8") x 3.20m (10'6") Single radiator, double glazed double doors to garden and

double doors to lounge.

### Utility Area (max)

3.92m (12'10") x 3.18m (10'5") Fitted with a matching range of base cupboards with worktop space over, plumbing for washing machine, space for tumble dryer, double glazed window to rear, single radiator, tiled flooring, door to WC and door to endosed rear garden:

### WC

Double glazed window to rear, fitted with two piece suite including wash hand basin and low-level WC, tiled splashbacks, single radiator and tiled flooring.

## First Floor

### Landing

Double glazed window to rear, single radiator, doors to:

### Bedroom 1

3.65m (12') x 3.26m (10'8") max Double glazed window to front, single radiator and laminate flooring.

### Bedroom 2

3.83m (12'7") x 3.65m (12') max Double glazed window to front and single radiator.

### Bedroom 3

2.49m (8'2") x 2.32m (7'7") Double glazed window to rear and single radiator.

### Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin with storage under, low-level WC and recessed shower enclosure, fully tiled walls, heated towel rail and double glazed window to rear.

## Outside

The property has a block weave driveway to the front. A side gate gives access to the endosed rear garden which is mainly laid to lawn with pathway leading to an undercover entertaining area, patio area, ornamental garden and a slabbed area at the bottom with an outbuilding and timber sheds.

EPC Rating: TBC



Call to arrange a viewing **01354 696700**

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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.