



Beaufort Drive, Chatteris, PE16 6RW

Fully Re-Decorated Throughout - Close To Town Location - End Terraced House - 3 Bedrooms - Lounge/Diner & Kitchen - Shower Room & Bathroom - Enclosed Garden & Roof Terrace - Allocated Parking - No Upward Chain - Call To View (01354) 696700

£230,000



Ground Floor

Entrance Hall
Entrance door opening to entrance hall with double glazed window to side, stairs to first floor, radiator, laminate flooring and door to:

Dining Room/ Bedroom 3
3.78m (12'5") x 2.30m (7'7")
Double glazed window to front, radiator and laminate flooring.

Shower Room
Double glazed window to side, recessed shower with fitted shower, wall mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, built in airing cupboard, heated towel rail and laminate flooring.

Lounge/Diner
5.1m (16'8") x 3.60m (11'10")
Double glazed window to front, radiator, laminate flooring, open plan to kitchen and double glazed door to garden.

Kitchen
3.10m (10'2") x 2.30m (7'7")
Double glazed window to side, fitted with a matching range of base and eye level units, worktop, composite sink with mixer tap and tiled splashbacks, space and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in four ring hob with pull out extractor hood over.

First Floor

Landing
Double glazed windows to rear, double glazed door to roof terrace, built in storage cupboard, radiator and newly fitted carpet.

Bedroom 1
3.63m (11'11") x 3.10m (10'2")
Double glazed window to both sides and radiator and newly fitted carpet.

Bedroom 2
3.63m (11'11") x 2.96m (9'9")
Double glazed window to side, double glazed box window to front and radiator and newly fitted carpet.

Bathroom
Double glazed window to side, fitted with panelled bath with shower attachment and mixer tap, wash hand basin with mixer tap, WC with hidden cistern, fully tiled walls, mirror and heated towel rail.

Roof Terrace
Wooden decking flooring and wrought iron balcony.

Outside
Gate to the front opens on to the enclosed garden which is block paved. Further enclosed gravel area to the side with a storage shed. Allocated parking for 2 cars.

EPC Rating - C



Call to arrange a viewing **01354 696700**

TPayne & 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.