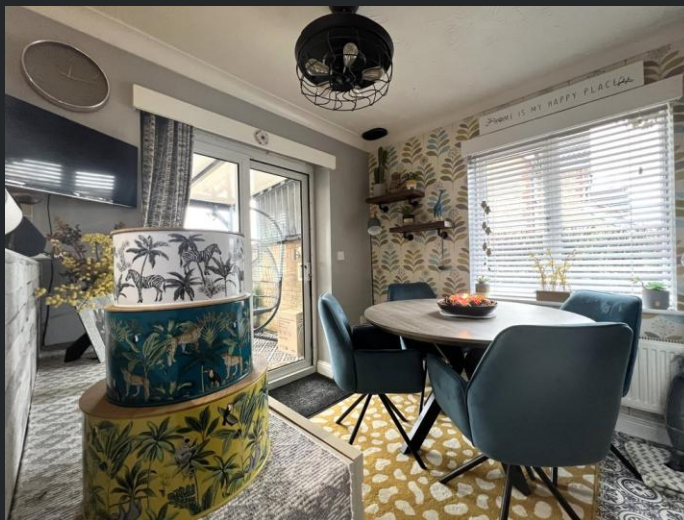




Gull Way, Chatteris, Cambs, PE16 6DT

No Upward Chain! - Detached House - 3 Bedrooms - Kitchen/Diner & Utility - Lounge - Family Bathroom, En-suite to Master & Ground Floor WC - Enclosed Rear Garden - Driveway, Garage & Car Port - Call To View (01354) 696700

£300,000



Ground Floor

Entrance Hall
Entrance door, vinyl flooring, stairs to first floor and single radiator.

Kitchen/Diner

5.15m (16'11") x 2.96m (9'9")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, double glazed window to side, vinyl flooring, double glazed sliding doors to garden and radiator.

Utility Area

1.77m (5'10") x 1.73m (5'8")
Double glazed door to side, base cupboard with worktop space over, shelving, radiator and plumbing for washing machine.

Lounge

5.15m (16'11") x 3.28m (10'9")
Double glazed window to front, double glazed bay window to side with window seat and two radiators.

WC

Fitted with two piece suite comprising, wash hand basin with storage under and low level WC, tiled splashbacks, vinyl flooring and heated towel rail.

Landing

Double glazed window to rear, airing cupboard, doors to:

Bedroom 1

3.97m (13') x 3.21m (10'6")
Double glazed window to front, built-in wardrobe, single radiator, ceiling fan, door to:

En-suite

Fitted with three piece suite comprising corner wash hand basin with tiled splashbacks, corner shower enclosure and low-level WC, heated towel rail, fully tiled walls, vinyl flooring and extractor fan.

Bedroom 2

3.20m (10'6") x 2.85m (9'4")
Double glazed window to front, double built-in wardrobes, single radiator over stairs storage cupboard.



Bedroom 3

2.24m (7'4") x 2.24m (7'4")
Double glazed window to side and single radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over plus hand shower attachment with glass screen, wash hand basin with storage under, fully tiled walls and low-level WC, extractor fan, double glazed window to rear, heated towel rail and vinyl flooring.

Outside

The property boasts an extensive driveway with parking for several vehicles, leading to a garage with electricity & lighting and a car port with tiled angled roof. A rear gate gives access to the enclosed, low maintenance rear garden which has undercover decked area, stone chippings with cobbled pathway, summerhouse with lighting and electric and timber shed.

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.