



## Huntingdon Road, Chatteris, Cambs, PE16 6ED

Character Property - Detached House - 3 Bedrooms - Kitchen & Dining Area - Lounge & Family Room - Bathroom & Separate WC - Gated Driveway - Enclosed Rear Garden - Call To View (01354) 696700

**£365,000**



## Ground Floor

**Kitchen Area**  
4.22m (13'10") Max X 3.72m (12'2")

Main entrance door, feature beams, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, plumbing for washing machine, space for fridge and freezer, electric point for cooker, double glazed window to rear, double glazed window to side and tiled flooring.

**Dining Area**  
Open plan dining area with wooden panelling and feature beams.

**Family Room**  
Double glazed window to side, fireplace, radiator, wooden stairs to first floor, door to:

**Bathroom**  
Fitted with three piece coloured suite comprising panelled bath, pedestal wash hand basin and

WC, tiled splashbacks, heat exchanger, single glazed window to side and airing cupboard.

**Lounge**  
4.34m (14'3") x 3.40m (11'2")  
With feature beams, Double glazed window to side, fireplace and radiator.

**Bedroom 1**  
4.34m (14'3") x 4.34m (14'3")  
With feature beams, double glazed window to side, radiator, spotlights and loft access.

**WC**  
Double glazed window to side, fitted with two piece suite comprising, wash hand basin with storage under, tiled splashbacks and low-level WC.

**First Floor**

**Landing**  
Stairs to ground floor, airing cupboard, doors to:

**Bedroom 2**  
4.17m (13'8") x 3.31m (10'10")  
Double glazed window to side and radiator.

**Bedroom 3**  
4.30m (14'1") x 3.29m (10'9")  
Double glazed window to side and radiator.

**Outside**  
The property has a gated gravel driveway with parking to the rear. The enclosed garden is mainly laid to lawn with mature trees and shrubs, patio area and shed.

**EPC Rating - TBC**



**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.