



Station Street, Chatteris, Cambs, PE16 6EL

Extended Semi Detached House - 2 Double Bedrooms - Refitted Kitchen - Breakfast Area & Utility With Ground Floor WC - Spacious Lounge/Diner - First Floor Refitted Bathroom & En Suite - Enclosed Low Maintenance Rear Garden - Driveway & Garage - Call To View (01354) 696700

£250,000



Ground Floor

Lounge/Diner

7.68m (25'2") x 3.86m (12'8")
Double glazed bay window to front, double glazed window to side, electric fire with surround, two radiators, under stairs storage cupboard, stairs to first floor and door to:

Kitchen

3.86m (12'8") x 3.77m (12'4")
Double glazed window to side, fitted with a range of base and eye level units with carousel, 1+1/2 bowl sink with splashback, gas hob with extractor hood over, built in oven and microwave, integrated fridge/freezer and dishwasher and opening to:

Breakfast Area

2.60m (8'6") x 2.12m (6'11")
Double glazed double doors to garden, window to side, radiator and door to:

Utility

2.60m (8'6") x 1.50m (4'11")
Double glazed window to rear, fitted base units with worktop over, stainless steel sink with splashback, space for washing machine and tumble dryer, low-level WC and radiator.

First Floor

Bedroom 1

3.86m (12'8") x 3.10m (10'2") plus 1.62m (5'3") x 1.42m (4'6")
Double glazed window to front, fitted wardrobe(s) with dressing table, radiator and door to:

En-suite

Double glazed window to side, fitted three piece suite comprising shower cubicle, WC, vanity wash hand basin, heated towel rail and spotlights.

Bedroom 2

3.48m (11'5") x 2.30m (7'7")
Double glazed window to rear and radiator.

Bathroom

Double glazed window to side, three piece suite comprising bath with shower attachment over, WC, vanity wash hand basin, part tiled walls, heated towel rail and fitted airing cupboard.

Outside

Driveway leads to a single garage with dual opening doors, power and lighting connected, door and window to side, internal door leads to workshop with separate door to side. Gated side access leads to the rear garden which is fully enclosed, block paved with raised wooden decked area, outside tap and hose.

EPC Rating: E



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.