



49B West Street, Chatteris, Cambs, PE16 6HP

Well PResented - Link Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Conservatory - Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway with Ample Parking - Garage & Workshop - Call To View (01354) 696700

£285,000



Ground Floor

Entrance Hall

Part double part glazed entrance door to side, radiator, tiled flooring, coving to ceiling, stairs to first floor landing and doors to:

WC

Double glazed window to front, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, radiator, tiled flooring and coving to ceiling.

Kitchen

3.40m (11'2") x 2.70m (8'10") Double glazed window, part double part glazed door to side, fitted with a matching range of base and eye level units, worktop, 1+1/2 bowl stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, radiator, tiled flooring, coving to ceiling, doors to hall and to:

Lounge/Diner

7.76m (25'6") x 3.08m (10'1") Max Double glazed box window to front, radiators, laminate flooring, coving to ceiling, wall and ceiling lights, double glazed sliding door to:

Conservatory

4.95m (16'3") x 3.70m (12'2") Part brick and double glazed construction with double glazed windows to side and rear, two radiators, tiled flooring and double glazed double doors to the garden.

First Floor

Landing

Double glazed window to side, built-in storage cupboard, built-in cupboard housing boiler, stairs to ground floor, coving to ceiling and doors to:

Bedroom 1

4.50m (14'9") x 2.70m (8'10") Min Double glazed window to rear, radiator and coving to ceiling.

Bedroom 2

3.20m (10'6") x 3.08m (10'1") Double glazed window to front, radiator and coving to ceiling.

Bedroom 3

2.42m (7'11") x 2.40m (7'10") Double glazed window to rear, radiator and coving to ceiling.

Bathroom

Double glazed window to front, fitted with panelled bath with mixer tap, shower over and screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls and radiator.

Outside

A gravelled driveway to the front and side of the property allowing parking and leading to the single garage with up and over door, power and light connected and



Call to arrange a viewing **01354 696700**

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SALES & LETTINGS



Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and should not be relied upon and potential buyers are advised to recheck the measurements.