



**London Road, Chatteris, Cambs, PE16 6AS**

Central Location - Mid Terraced House - Two Bedrooms - Kitchen & Lounge/Dining Room - Study - Bathroom & Separate WC - Enclosed Rear Garden - Call To View (01354) 696700

**£155,000**



#### Ground Floor

##### Dining Area

3.41m (11'2") x 3.32m (10'11")  
Double glazed entrance door,  
double glazed window to front,  
fireplace, radiator, open plan to:

##### Lounge Area

3.41m (11'2") x 3.32m (10'11")  
Double glazed window to front,  
fireplace and radiator.

Kitchen 3.33m (10'11") x 2.12m  
(6'11")

Fitted with a matching range of  
base and eye level units with  
worktop space over composite  
sink, plumbing for washing  
machine, space for fridge/freezer,  
built-in oven, built-in gas hob,  
double glazed window to rear, tiled  
flooring and spotlights, double  
glazed door, door to:

##### Boot Room

1.58m (5'2") x 1.22m (4')  
Window to side, door to rear  
garden

Study 2.14m (7") x 1.68m (5'6")

Double glazed window to rear and  
radiator.

#### First Floor

##### Landing

Double glazed window to rear,  
doors to:

Bedroom 1 3.34m (10'11") x  
3.33m (10'11")

Double glazed window to front and  
radiator.

Bedroom 2 3.32m (10'11") x  
2.31m (7'7")

Double glazed window to front and  
radiator.

##### Bathroom

Fitted with two piece suite  
comprising panelled bath with  
hand shower attachment and  
shower curtain and wash hand  
basin with storage cupboards  
under, double glazed window to  
rear, radiator and vinyl flooring.

##### WC

Double glazed window to rear,  
wash hand basin and low-level  
WC, tiled splashback and,  
radiator.

##### Outside

The enclosed rear garden is  
mainly laid to lawn with patio area.

EPC Rating: TBC



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.