



## Mallard Close, Chatteris, Cambs, PE16 6PN

Mid Terraced House - 2 Bedrooms - Kitchen & Lounge/Diner - Bathroom - Enclosed Rear Garden - 2 Allocated Parking Spaces - Call To View - (01354) 696700

**£175,000**





## Ground Floor

### Entrance Hall

Double glazed entrance door and window to front, understairs storage cupboard, single radiator, stairs to first floor, door to:

### Kitchen

2.43m (8') x 1.85m (6'1")  
Fitted with a matching range of base and eye level units, stainless steel sink, wall mounted boiler, plumbing for washing machine, space for fridge, electric point for cooker with extractor hood over, double glazed window to front, radiator and vinyl flooring.

### Lounge/Diner

4.05m (13'3") max x 3.80m (12'6")  
Double glazed window to

rear, two single radiators, double doors to conservatory.

### Conservatory

UPVC double glazed construction, door to rear garden and vinyl flooring.

## First Floor

### Landing

With airing cupboard and doors to:

### Bedroom 1

3.80m (12'6") x 3.66m (12')  
Double glazed window to front and radiator.

### Bedroom 2

3.46m (11'4") x 1.85m (6'1")  
Double glazed window to rear and radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment and curtain rail, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to rear and radiator.

## Outside

The enclosed front garden has shrubs and pathway to front entrance door while the enclosed rear garden is mainly laid to lawn with patio area, shrubs and rear gate access.

There are two allocated parking spaces with this property.

EPC Rating: D



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.

Call to arrange a viewing **01354 696700**

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