



## The Hawthorns, Chatteris, Cambs, PE16 6NQ

Central Location - Semi-Detached Bungalow - 2 Bedrooms - Kitchen/Diner & Lounge - Bathroom - Low Maintenance  
Rear Garden - Garage & Driveway - Call To View (01354) 696700

**£230,000**



**Hallway**  
Double glazed entrance door, airing cupboard and single radiator.

**Kitchen**  
3.61m (11'10") x 2.95m (9'8")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to side, single radiator, vinyl flooring and sliding doors to conservatory.

**Lounge**  
4.90m (16'1") x 3.85m (12'8")  
Double glazed window to front, fireplace and single radiator.

**Bedroom 1**  
4.55m (14'11") max x 2.92m (9'7")  
Double glazed window to rear, single radiator, built-in wardrobes with sliding doors.

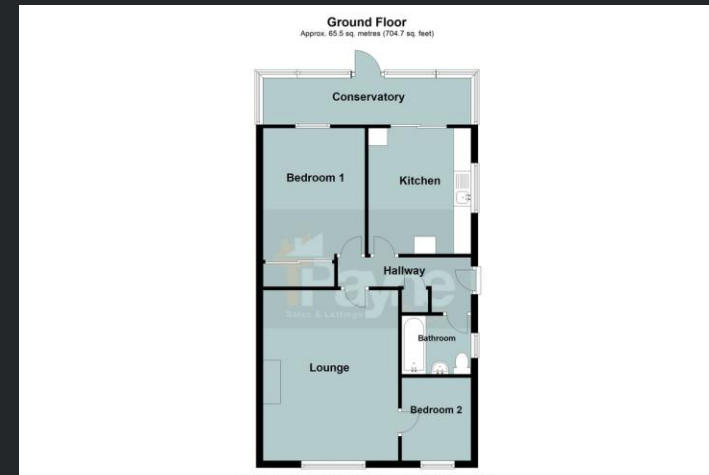
**Bedroom 2**  
2.38m (7'10") x 1.99m (6'6")  
Double glazed window to front and single radiator.

**Conservatory**  
UPVc built conservatory with vinyl flooring.

**Bathroom**  
Fitted with three piece coloured suite comprising panelled bath with hand shower attachment and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, single radiator and tiled flooring.

**Outside**  
The property has a front garden laid to gravel and a block weave driveway to the side leading to the single garage. A gate gives access to the enclosed low maintenance rear garden which is mainly laid to gravel with pathway, planted borders and timber shed.

EPC Rating: D



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.