



**Westbourne Road, Chatteris, Cambs, PE16 6HL**

Nicely Presented - Semi-Detached House - 6 Bedrooms - Kitchen/Breakfast Room & Lounge - Family Bathroom, En-suite & Outside WC - Enclosed Rear Garden - Driveway Parking - Call To View (01354) 696700

**£290,000**





## Ground Floor

### Entrance Hall

Double glazed entrance door, tiled flooring, radiator and stairs to first floor

### Lounge

3.78m (12'5") x 2.80m (9'2")  
Double glazed window to front, open fire fireplace, single radiator and laminate flooring.

### Kitchen/Breakfast Room max

5.70m (18'8") x 3.91m (12'10")  
Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, two double glazed windows to rear, walk-in pantry and tiled flooring.

### Bedroom 6

2.80m (9'2") x 2.54m (8'4")  
Double glazed window to front, laminate flooring, single radiator and door to:

## En-suite Shower Room

Fitted with three piece suite comprising tiled corner shower enclosure, wash hand basin with storage under and tiled splashbacks, low-level WC, double glazed window to side, heated towel rail and tiled flooring.

## First Floor

### Landing

Stairs to ground floor, steps up to bedrooms, radiator and storage cupboard with shelving.

### Bedroom 1

3.93m (12'11") x 3.38m (11'1")  
Double glazed window to front and single radiator.

### Bedroom 2

3.30m (10'10") x 3.38m (11'1")  
Double glazed window to rear and single radiator.

### Bedroom 3

3.40m (11'2") x 2.54m (8'4") max  
Double glazed window to front and single radiator.

## Bedroom 4

3.40m (11'2") x 2.54m (8'4") max  
Double glazed window to rear and single radiator.

## Bedroom 5

2.60m (8'6") x 2.25m (7'4")  
Double glazed window to front and single radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to rear, heated towel rail and vinyl flooring.

## Outside

The property has driveway parking to the front while a side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio areas, raised beds, outdoor WC, two brick built outbuildings, one with electric and light.

EPC Rating: C

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** **TPayne & Co**  
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