



**Beaufort Drive, Chatteris, Cambs, PE16 6RW**

Close To Amenities - 3 Bedroom House - Open Plan Kitchen/Lounge/Diner - Bathroom & Ground Floor Shower Room - Garden & Balcony - Allocated Parking - Call To View (01354) 696700

**£220,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, double glazed window to side, radiator and laminate flooring.

##### Lounge/Dining & Kitchen Area

7.50m (24'7") x 3.60m (11'10") max  
Double glazed window to front, two double glazed windows to rear, two radiators, laminate flooring, stairs to first floor, double glazed door to enclosed garden.

##### Kitchen Area

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring hob with pull out extractor hood over, door to rear and tiled flooring.

##### Bedroom 3

3.78m (12'5") x 2.30m (7'7")  
Double glazed window to front, radiator and laminate flooring.

#### Shower Room

Tiled recessed shower endosure, wall mounted wash hand basin with tiled splashback and close coupled WC, storage cupboard, radiator and tiled flooring.

#### First Floor

##### Landing

Storage cupboard, radiator, doors to:

##### Bedroom 1

3.63m (11'11") x 3.10m (10'2")  
Double glazed window to side, double glazed window to rear, built-in wardrobes with sliding doors, single radiator, and vinyl flooring.

##### Bedroom 2

3.63m (11'11") x 2.96m (9'9")  
Double glazed window to front, built-in wardrobes with sliding doors, radiator and vinyl flooring.

#### Bathroom

Fitted with a three piece suite comprising panelled bath with hand shower attachment, glass screen and shower curtain, wall mounted wash

hand basin, WC with hidden cistern, fully tiled walls, heated towel rail and tiled flooring.

#### Outside

##### Roof Terrace

4.63m (15'2") x 3.76m (12'4")  
With decking and railings.

The property has two allocated parking spaces to the front of the front. A gate gives access to the low maintenance courtyard garden with pathway to the rear door. There are also two sheds, one of which is connected to power.

EPC Rating: TBC

#### PLEASE NOTE:

There is a monthly maintenance charge of £40.00 per month.



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.