



## Curlew Avenue, Chatteris, PE16 6PL

Central Location - Semi Detached House - 3 Bedrooms - Refitted Kitchen/Breakfast Room - 2 Reception Rooms - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway Offering Ample Parking - Call To View (01354) 696700

**£280,000**



#### Ground Floor

##### Kitchen/Breakfast Room

6.59m (21'7") x 2.92m (9'7") max  
Fitted base units and breakfast bar with worktop over and upstands, 1 & 1/2 bowl sink, electric hob with extractor hood over and oven, integrated fridge/freezer, space for slimline dishwasher plumbing for washing machine, tiled flooring, ceiling spotlights, double glazed window to front, side and rear and double-glazed door to rear.

##### Lounge

4.30m (14'1") x 3.24m (10'8") max  
Double glazed double door to rear, wall mounted electric fire, radiator, tiled flooring and stairs to first floor.

##### Reception Room

4.77m (15'8") x 2.33m (7'8")  
Double glazed window to front and radiator.

##### WC

Fitted with two piece suite comprising vanity wash hand basin with tiled splashbacks and WC, radiator, tiled flooring, ceiling

spotlights and double-glazed window to front.

#### First Floor

##### Landing

Fitted carpet and door to:

##### Bedroom 1

3.92m (12'10") x 3.26m (10'8") max  
Double glazed window to rear, fitted carpet, radiator and door to:

##### En-suite

Fitted three-piece suite comprising shower cubicle, vanity wash hand basin and low-level WC, extractor fan, heated towel rail, tiled walls, tiled flooring, ceiling spotlights and double-glazed window to rear.

##### Bedroom 2

3.42m (11'3") x 2.65m (8'8") max  
Double glazed window to front, fitted carpet and radiator.

##### Bedroom 3

2.63m (8'8") x 2.34m (7'8") max  
Double glazed window to front, fitted carpet and radiator.

##### Bathroom

Fitted three-piece suite comprising bath with shower over, vanity wash hand basin and WC, tiled walls, extractor fan, heated towel rail, tiled flooring, ceiling spotlights, airing cupboard and double-glazed window to side.

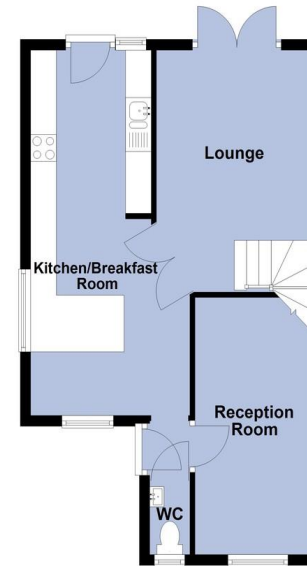
##### Outside

The property has a driveway to the front offering ample off-road parking. There is side gate access into the enclosed rear garden which is partly laid to lawn, a decked area, raised planter and timber shed.

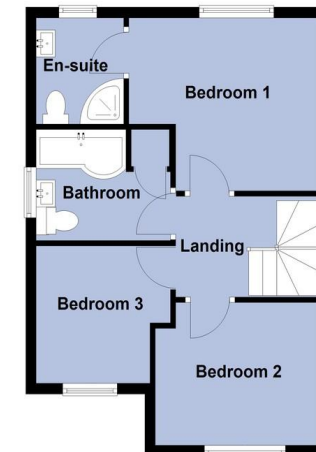
##### EPC – TBC

SECTION 21 - AGENTS NOTE: In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that one of the Vendors is an employee of T Payne & Co.

#### Ground Floor



#### First Floor



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.