



## Railway Lane, Chatteris, Cambs, PE16 6NF

Character Property - Semi Detached House - 2 Bedrooms - Kitchen & Lounge/Diner - Conservatory - Ground Floor Bathroom - Low Maintenance Enclosed Rear Garden - Driveway Parking - Call To View (01354) 696700

**£185,000**





#### Lounge

3.79m (12'5") x 3.76m (12'4")  
Entrance door, sash window to front, fireplace, radiator, wooden flooring and stairs to first floor landing.

#### Kitchen

2.99m (9'10") x 2.81m (9'3")  
Fitted with a matching range of base and eye level units with worktop space over composite sink with single drainer, plumbing for washing machine, space for fridge/freezer or tumble dryer, built-in electric fan assisted oven, built-in four ring hob with extractor hood over, sealed unit glazed window to rear, pantry cupboards, vertical radiator, vinyl flooring, spotlights and stable door to conservatory.

#### Conservatory

3.61m (11'10") x 1.74m (5'8")  
Double glazed windows to rear, radiator, space for fridge freezer and stable door to enclosed walled courtyard garden.

#### Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment, wash hand basin with storage under, tiled splashbacks, low-level WC, heated towel rail, sealed unit glazed window to side, tiled flooring and spotlights.

#### First Floor

##### Landing

Stairs to ground floor, eves storage cupboard and doors to:

##### Bedroom 1

3.78m (12'5") max x 2.78m (9'1")  
Sash window to front, two storage cupboards, radiator and exposed floorboards

##### Bedroom 2

2.03m (6'8") x 1.86m (6'1")  
Sash window to front, radiator and exposed floorboards.

#### Outside

The property has off road parking to the front, slate chippings, plants and shrubs with pathway leading to the entrance door. A side door gives access to the conservatory which leads to the kitchen and enclosed rear, walled courtyard garden which is mainly laid to patio with gravelled area and shrubs.

EPC Rating: D



Call to arrange a viewing **01354 696700** **TPayne & 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.