



**Green Park, Chatteris, Cambs, PE16 6DL**

Semi-Detached Bungalow - 2 Bedrooms - Kitchen - Lounge - Bathroom - Enclosed Rear Garden - Garage - Driveway - Call To View (01354) 696700

**£195,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, tiled flooring and coving to ceiling.

##### Kitchen

2.67m (8'9") x 2.00m (6'7")  
Fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, stainless steel sink, plumbing for washing machine, space for fridge/freezer. There is a built-in oven, gas hob with pull out extractor hood over, double glazed window to front, radiator, tiled flooring and wall mounted gas boiler.

##### Lounge/Diner

4.87m (16') x 3.56m (11'8") max  
Double glazed window to front, radiators, laminate flooring, coving to ceiling.

#### Bedroom 1

4.61m (15'1") max x 2.48m (8'2")

Double glazed window to rear, radiator, coving to ceiling and built in wardrobes.

#### Bedroom 2

3.60m (11'10") x 2.76m (9'1")  
Double glazed window to rear, recessed alcove that acts as a wardrobe/additional storage and radiator.

#### Bathroom

Panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, radiator and tiled flooring.

#### Outside

The front garden is mainly laid to lawn with a driveway to the side leading to the garage. The rear garden is laid to lawn and patio areas.

EPC RATING-C



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.