



Tithe Road, Chatteris, Cambs, PE16 6SN

Semi-Detached House - 3 Bedrooms - Kitchen & 2 Reception Rooms - Conservatory - Family Bathroom - Generous Flourishing Garden - Driveway Parking - Viewing Recommended - Call To View (01354) 696700

£235,000



Ground Floor

Entrance Hall

Double glazed window to front, and double glazed entrance door.

Kitchen

2.42m (7'11") x 2.20m (7'3")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for slimline dishwasher, space for fridge/freezer, space for cooker, extractor hood over and double glazed window to side.

Dining Area

3.41m (11'6") x 4.20m (13'9")
Double glazed window to rear, understairs storage cupboard, coat cupboard and radiator.

Lounge

5.49m (18') x 3.20m (10'6")
Double glazed window to front, fireplace, radiator, laminate flooring, double glazed double doors overlooking the enclosed rear garden.

Conservatory

With uPVC double glazed windows, laminate flooring, plumbing for washing machine, space for tumble dryer with worktop space over and door to rear garden.

First Floor

Landing

Two double glazed windows to rear, boiler, access to loft and doors to:

Bedroom 1

3.76m (12'4") x 3.75m (12'4") max
Double glazed window to front, built-in storage cupboard, built-in wardrobe, alcove storage and radiator.

Bedroom 2

3.20m (10'8") x 2.81m (9'3") Max
Double glazed window to front, alcove storage and radiator.

Bedroom 3

2.58m (8'6") x 2.28m (7'10") Max
Double glazed window to rear, built-in storage cupboard and radiator.

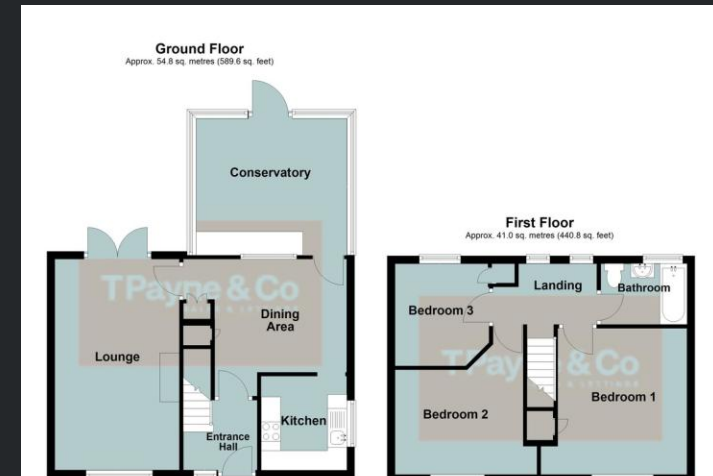
Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and wash hand basin with storage under, part tiled walls, double glazed window to rear, radiator and vinyl flooring.

Outside

The property offers off road parking to the front for several vehicles and planted shrubs, while a side gate gives access to a spacious, enclosed rear garden consisting of a central lawn with planted borders full of plants and shrubs and a small pond. Raised beds add structure and give space for vegetables and herbs. A patio area, pergola and seating areas for relaxing and enjoying the view. Mature shrubs and trees provide shade and interest, while two timber sheds offer useful storage.

EPC Rating: C



Call to arrange a viewing **01354 696700**

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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.