



The Elms, Chatteris, PE16 6JN

Some Modernisation Required - Close To Town Location - Semi-Detached Bungalow - 2 Bedrooms - Kitchen - Lounge/Diner - Bathroom - Front & Rear Garden - Garage & Off Road Parking - Call To View (01354) 696700

£200,000



Ground Floor

Entrance Hall
Single radiator, vinyl flooring and, airing cupboard and door leading to the storeroom.

Lounge/Diner 5.97m (19'5") max x 4.69m (15'3")
Two double glazed windows to side, radiators, laminate flooring and a stone feature wall.

Kitchen 2.48m (8'1") x 2.24m (7'3")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for under counter fridge and cooker, double glazed window to front and vinyl flooring.

Bedroom 1 3.53m (11'5") x 3.24m (10'6")
Double glazed window to side, single radiator, fitted carpet and double doors leading to the storeroom.

Bedroom 2 2.68m (8'7") x 2.63m (8'6")
Double glazed window to side, single radiator and fitted carpet.

Bathroom
Fitted with three-piece suite comprising bath with shower over, vanity wash hand basin with storage under and low-level WC, part tiled walls, double glazed window to front, heated towel rail and vinyl flooring.

Garage
Window to rear and side, connected with power and lighting and installed with up and over door.

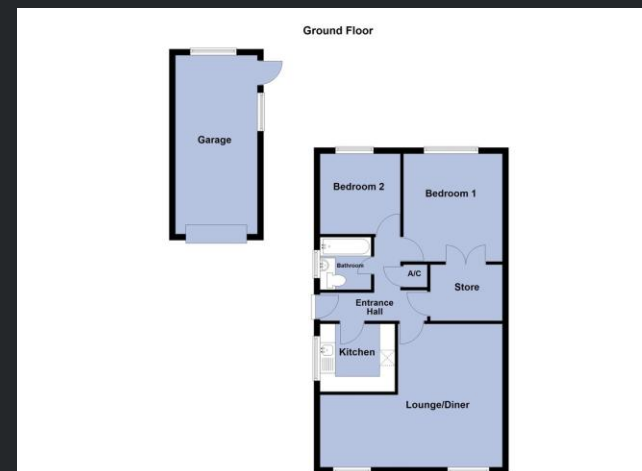
Outside

To the front of the property there is a generous hard standing area providing plenty of off-road parking. A low maintenance front garden which is mainly laid to lawn with an area laid to grey shingle and a planted hedge row.

A set of metal double gates allows access to the garage, the rear garden comprises of patio, lawn and planted shrub borders as well as an additional hard standing area for more parking.

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 the Vendor is a family member of an employee of T Payne & Co.



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.