



New Road, Chatteris, Cambs, PE16 6BT

Close To Town Location - Grade II Listed Mid Terraced House - 2 Bedrooms - Kitchen & 2 Reception Rooms - Ground Floor Shower Room - Enclosed Courtyard Style Garden – A Must See! - Call To View (01354) 696700



Offers In The Region Of

**£150,000**



#### Ground Floor

##### Kitchen

3.26m (10'8") x 2.84m (9'3")

Fitted with a matching range of eye and base level units with worktop space over, Electric hob and oven, 1 & ½ bowl stainless steel sink with tiled splashbacks, space for undercounter fridge and plumbing for washing machine, wooden flooring and two windows to side.

##### Lounge

3.73m (12'3") x 3.32m (10'11")

Window to front, fireplace, wooden flooring and radiator.

##### Dining Room

3.74m (12'3") x 2.74m (9')

Window to rear, fireplace, understairs storage cupboard, wooden flooring, radiator and stairs to first floor.

#### Bathroom

Fitted with 2 -piece suite comprising shower cubicle, wash hand basin, vinyl flooring, and door leading to the rear of the property.

#### WC

Fitted with WC and vinyl flooring

#### First Floor

Landing Door to;

#### Bedroom 1

4.28m (14'1") x 3.34m (10'11")

Window to front and radiator and fitted carpet.

#### Bedroom 2

2.90m (9'6") x 2.74m (9')

Window to rear and radiator and fitted carpet.

#### Outside

There is a side passageway leading to the rear garden which is low maintenance comprising patio, lawn and shrub borders and timber built shed.

#### EPC Rating - E



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.



Call to arrange a viewing 01354 696700

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