



## Tithe Road, Chatteris, Cambs, PE16 6SL

Beautifully Presented - Extended Mid Terraced House - 3 Bedrooms - Kitchen & 2 Reception Rooms - Ground Floor WC & First Floor Bathroom - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

**£260,000**



## Ground Floor

**Entrance Hall**  
Double glazed door and window to front, radiator, tiled flooring, stairs to first floor and door to:

**Kitchen**  
5.51m (18'1") x 4.30m (14'1") max  
Fitted matching range of base and eye level units with worktop over, butler sink with tiled splashbacks, induction hob with extractor hood over and double oven, integrated tall fridge, freezer and dishwasher, pantry, storage cupboard, ceiling spotlights, heated towel rail and double glazed window to front.

**Lounge**  
5.50m (18'1") x 3.17m (10'5")  
Double glazed window to front, fitted carpet, radiator and double door to:

**Dining Room**  
5.32m (17'5") x 2.31m (7'7")  
Double glazed double doors and window to rear, radiator, tiled flooring and folding door to:

**Utility**  
3.27m (10'7") x 2.32m (7'6") max  
Worktop space, plumbing for washing machine, space for tumble dryer, low level WC, vanity wash hand basin and heated towel rail.

## First Floor

**Landing**  
Fitted carpet, storage cupboard and door to:

**Bedroom 1**  
4.23m (13'8") x 2.73m (8'11") max  
Double glazed window to front, fitted carpet, radiator.

**Bedroom 2**  
3.18m (10'5") x 2.68m (8'10")  
Double glazed window to rear, fitted carpet, boiler cupboard and radiator.

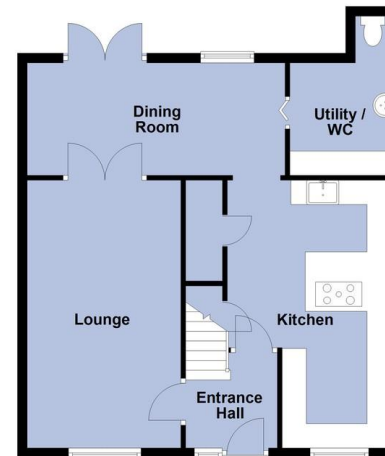
**Bedroom 3**  
3.76m (12'4") x 2.39m (7'10")  
Double glazed window to front, fitted carpet and radiator.

**Bathroom**  
Fitted with four-piece suite comprising bath with hand attachment, shower enclosure, vanity wash hand basin and low-level WC, heated towel rail, tiled flooring, ceiling spotlights and double glazed window to rear.

**Outside**  
The property has a driveway to the front and an enclosed garden to the rear. The garden is mostly laid to lawn, with two patio areas, a summerhouse with electric and a storage shed.

EPC - TBC

## Ground Floor



## First Floor



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.