



New Road, Chatteris, Cambs, PE16 6BU

Cul De Sac Location - Detached Bungalow - 2 Double Bedrooms - Kitchen & Lounge - Bathroom - Enclosed Rear / Side Garden - Off Road Parking - No Upward Chain - Call To View (01354) 696700

**£230,000**



#### Ground Floor

Entrance Hall  
Double glazed entrance door, fitted carpet, radiator and door to:

Kitchen  
3.59m (11'9") x 2.38m (7'10")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, built-in fridge/freezer, plumbing for washing machine. There is a built-in oven, ceramic hob, extractor hood over, radiator, tiled flooring, wall mounted gas boiler and double glazed window to side.

#### Lounge

3.61m (11'10") x 3.12m (10'3")  
Double glazed double door to the rear garden, fitted carpet and radiator.

#### Bedroom 1

3.47m (11'5") max x 3.12m (10'3")  
Double glazed bay window to front, fitted carpet and radiator.

#### Bedroom 2

3.47m (11'5") x 2.36m (7'9")  
Double glazed window to front, fitted carpet and radiator.

#### Bathroom

Panelled bath with glass screen, pedestal wash hand basin and low-level WC, ceramic tiled walls, radiator, tiled flooring and double-glazed window to side.

#### Outside

There is a gravel area providing parking to the front of the property with a gate giving access to the side and rear gardens. The rear garden is mainly laid to lawn with a shed which has power and lighting.

EPC RATING-TBC



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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