



Westbourne Road, Chatteris, Cambs, PE16 6HG

Close To Town Location - Semi- Detached House - 3 Bedrooms - Lounge & Dining Room - Kitchen - Utility Area & Ground Floor WC - Bathroom & Separate WC - Parking - Enclosed Rear Garden – EPC Rating: C - Call (01354) 696700

£220,000



Ground Floor

Entrance Hall
Single radiator and tiled flooring.

Lounge 3.90m (12'7") x 3.80m (12'4")

Double glazed window to front, fireplace with surround, single radiator and wooden flooring.

Dining Room
3.37m (11'") x 3.34m (10'9")
Single radiator, wooden flooring, double glazed sliding doors to garden. This room is currently being used as bedroom 4.

Kitchen 3.88m (12'7") max x 2.42m (7'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for fridge/freezer, built-in electric oven, built-in gas hob, double glazed window to side, built-in larder cupboard, single radiator and tiled flooring.

Lobby
Door to storeroom.

WC
fitted with low-level WC, vinyl flooring and window to side.

Utility 2.36m (7'7") x 2.17m (7'1")
Worktop space with stainless steel sink, plumbing for washing machine, space for tumble dryer and window to front.

First Floor

Landing
Door to;

Bedroom 1 3.82m (12'5") x 3.45m (11'3")
Double glazed window to front, single radiator and fitted carpet.

Bedroom 2 3.46m (11'3") x 3.33m (10'9")
Double glazed window to rear, built-in storage cupboard, single radiator and fitted carpet.

Bedroom 3 2.55m (8'3") x 2.38m (7'8")
Double glazed window to front, built-in storage cupboard, single radiator and fitted carpet.

Bathroom
Fitted with two-piece suite comprising P-shaped panelled bath and wash hand basin, tiled surround, double glazed window to rear, heated towel rail and vinyl flooring.

WC
Fitted with low-level WC and double-glazed window to side.

Outside
The property offers a generous block paved driveway to the front of the property. A side gate allows access to a well-maintained rear garden comprising of decked and lawn area.

EPC Rating: C



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.

