



Gull Way, Chatteris, Cambs, PE16 6DT

Beautifully Presented - Detached House - 3 Bedrooms - Lounge & Double Glazed Conservatory - Kitchen/Dining Room & Utility - En Suite, Bathroom & Downstairs WC - Enclosed Rear Garden - Driveway & Garage - Call To View (01354 696700)

£300,000



Ground Floor

Hall

Double glazed entrance door, stairs to first floor.

Lounge 5.20m (17'1") x 3.11m (10'2")

Double glazed window to front, radiator, double glazed patio door.

Kitchen/Dining Room

5.16m (16'11") x 2.90m (9'6")
Fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, stainless steel sink, built-in slimline dishwasher, space for fridge/freezer, eye level electric oven, gas hob, extractor hood, double glazed window to front and rear.

Utility 1.79m (5'10") x 1.79m (5'10")

Fitted with a matching range of base and eye level units with worktop space over, tiled splashback, plumbing for washing machine, space for tumble dryer,

radiator, double glazed door to rear garden.

WC

Wash hand basin and low-level WC.

Conservatory 2.90m (9'6") x 2.75m (9')

Double glazed double doors to garden, radiator.

First Floor

Hall

Double glazed window to rear, radiator.

Master Bedroom

4.01m (13'2") x 3.83m (12'7")
Double glazed window to front, radiator, built in double door wardrobe.

En-suite

Frosted double glazed window to front, wash hand basin and low-level WC, shower cubicle, partly tiled walls, radiator.

Bedroom 2 3.16m (10'4") x 3.04m (10')

Double glazed window to front, radiator.

Bedroom 3 2.24m (7'4") x 2.06m (6'9")

Double glazed window to rear, radiator.

Bathroom

2.52m (8'3") x 1.91m (6'3")
Frosted double glazed window to rear, bath with shower over and screen, wash hand basin and low-level WC, partly tiled walls, radiator.

OUTSIDE

The property offers low maintenance garden to front with driveway to the side leading to garage with electric up and over door. The rear garden is enclosed and is mainly laid to lawn and patio areas, flower borders, side gate from the drive.

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.