



London Road, Chatteris, Cambs, PE16 6AS

Beautifully Presented Grade II Listed Building - Character Property - Semi Detached Town House - 2 Bedrooms - Kitchen/Diner - Bathroom - Study Area - Enclosed Front Garden - Viewing Recommended - Call To View (01354) 696700

£240,000



Ground Floor

Entrance Hall
Tiled flooring, single radiator and stairs to upper floors.

Lounge 4.67m (15'4") x 3.90m (12'10")

Box window to front, feature fireplace with cupboards and shelving either side and single radiator and wooden flooring.

First Floor

Landing

Kitchen/Diner 4.67m (15'4") x 4.03m (13'3")

Fitted with a matching range of base units and wooden worktop over, walk-in pantry cupboard, butler style sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, tumble dryer and plumbing for dishwasher, window to front and wooden flooring.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin vanity wash unit with storage under and tiled splashbacks, mid-level flush WC, heated towel rail, radiator and window to front.

Second Floor

Bedroom 1

4.67m (15'4") x 4.35m (14'3")
Window to front, fitted wardrobes and single radiator.

Study Area

Window to front, stairs to lower floors.

Bedroom 2

4.57m (14'9") x 4.12m (13'5")
Window to front, single radiator and fitted wardrobes.

Outside

A wrought iron front gate with tiled foot path leading to entrance door. The enclosed front garden is laid to lawn and patio area, with plants and shrubs.

EPC Rating: D



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 **TPayne & Co**
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