



**Church Lane, Chatteris, Cambs, PE16 6JA**

Central Location - Church Views To Front – Beautifully Presented Detached House - 3 Bedrooms -  
Kitchen/Breakfast Room & 2 Reception Rooms - First Floor Bathroom, En Suite & WC - Landscaped Rear Garden -  
Driveway To Side - Viewings Advised (01354) 696700

**£350,000**



#### Ground Floor

Entrance Hall      Entrance door, double glazed window to rear, built in under stairs storage cupboard, radiator, wooden flooring and stairs to first floor.

Kitchen/Breakfast Room  
5.03m (16'6") x 3.60m (11'10") max

Fitted with a matching range of base and eye level units with worktop space over, gas hob with extractor hood over and oven, stainless steel sink with tiled splashbacks, integrated dishwasher and washing machine, space for ridge/freezer, radiator, tiled flooring, ceiling spotlights, two double glazed windows and double glazed double door to side.

Lounge  
5.01m (16'5") x 3.65m (12')  
Double glazed double doors to rear, double glazed window to front and radiator.

Dining Room  
3.60m (11'10") x 3.60m (11'10")  
Double glazed window to front and radiator.

#### First Floor

Landing  
Double glazed window to rear.

Bedroom 1  
4.96m (16'3") x 3.59m (11'9")  
Double glazed window to front and rear, radiator and door to:

En-suite  
Fitted with three-piece suite comprising with shower cubicle, vanity wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl flooring and double-glazed window to front.

Bedroom 2  
4.00m (13'1") x 3.63m (11'11") max

Double glazed window to front, fitted wardrobes, radiator and door to:

WC  
Low level WC, wash hand basin with tiled splashbacks and double-glazed window to side.

#### Bedroom 3

3.66m (12') x 2.88m (9'5")  
Double glazed window to rear and side and radiator.

#### Bathroom

Fitted with four-piece suite comprising bath, vanity wash hand basin, shower cubicle and low-level WC, part tiled walls, heated towel rail, vinyl flooring and double-glazed window to side.

#### Outside

The property has a driveway to the side and side gate access both sides of the property into the enclosed rear garden. The garden is partly laid to lawn, part patio and borders with plants, trees and shrubs. There is also a workshop and an EV charger.

EPC Rating: E



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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