



## Huntingdon Road, Chatteris, Cambs, PE16 6ED

End Terraced House **Being Sold With Tenant In Situ** - 2 Bedrooms - Kitchen Lounge & Dining Room - Bathroom -  
Enclosed Rear Garden - EPC Rating D - Call To View (01354) 696700

**£170,000**



#### Ground Floor

##### Hall

Double glazed entrance door, radiator, laminate flooring and stairs to first floor.

##### Lounge

3.60m (11'10") x 3.06m (10')  
Double glazed window to front and radiator.

##### Dining Room

4.22m (13'10") x 2.99m (9'10")  
Laminated flooring, radiator and door to:

##### Bathroom

2.37m (7'9") x 1.74m (5'9")  
Fitted with three piece suite comprising panelled bath with separate shower over, wash hand basin with storage under, part tiled walls and low-level WC, tiled splashbacks and heated towel rail.

##### Kitchen

3.83m (12'7") x 2.32m (7'7")  
Fitted with a matching range of base and eye level units with

worktop space over, sink, integrated fridge, plumbing for washing machine, space for freezer, built-in electric oven, built-in four ring ceramic hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring, storage cupboard and double glazed door to garden.

#### First Floor

##### Bedroom 1

4.05m (13'3") x 3.63m (11'11")  
Two double glazed windows to front, radiator and storage cupboard.

##### Bedroom 2

4.28m (14'1") x 2.98m (9'9")  
Double glazed window to rear and radiator.

##### Outside

The property has an enclosed rear garden mainly laid to lawn with patio area and two sheds.

EPC Rating: D

PLEASE NOTE THIS PROPERTY IS BEING SOLD WITH A TENANT IN SITU.



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.