



St. Pauls Drive, Chatteris, Cambs, PE16 6DG

No Upward Chain! - End Terrace House - Popular Location - 2 Bedrooms - Kitchen/Diner - Lounge - Bathroom - Front & Rear Gardens - 2 Allocated Parking Spaces To Rear - Call To View (01354 696700)

£200,000



Ground Floor

Porch
Double glazed entrance door, laminate flooring, archway to:

Lounge
4.44m (14'7") x 3.90m (12'10")
Double glazed bow window to front, radiator, laminate flooring, stairs to first floor landing and open plan to:

Kitchen/Diner
4.45m (14'7") x 2.85m (9'4")
Double glazed window to rear, fitted with a matching range of base and eye level units, worktop, tiled splashbacks, 1+1/2 bowl sink with single drainer and mixer tap, built-in slimline dishwasher, plumbing for washing machine, space for fridge/freezer, built-in double oven, ceramic hob with pull out extractor hood over, radiator, tiled flooring, coving to ceiling and double glazed patio doors to the rear garden.

Store Room
Double glazed door to rear garden.
4.18m (13'9") x 1.50m (4'11")

First Floor

Landing
Stairs to ground floor, built in storage cupboard, radiator and doors to:

Bedroom 1
3.37m (11'1") x 3.16m (10'4")
Double glazed window to front and radiator.

Bedroom 2
3.71m (12'2") max x 2.42m (7'11")
Double glazed window to rear and radiator.

Bathroom
1.97m (6'6") x 1.96m (6'5")
Double glazed window to rear, P shaped bath with shower over and screen, wash hand basin with cupboard under and WC with concealed cistern, tiled walls and heated towel rail.

Outside

To the front is a gravel garden area with a path leading to the entrance door. The rear garden is mainly laid to lawn with patio area, raised beds and timber shed. A gate to the rear leads to the two allocated parking spaces.

EPC Rating TBC



Call to arrange a viewing **01354 696700** **TPayne & 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.