



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**Huntingdon Road, Chatteris, Cambs, PE16 6EF**

Semi-Detached House - 4 Bedrooms - Kitchen - Lounge - Open Plan Dining Room & Conservatory - Family Bathroom & En-Suite - Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

**Offers In Excess Of**

**£260,000**





Ground Floor		First Floor	
Porch	hob, double glazed window to rear, radiator and tiled flooring.	Conservatory	Landing
Double glazed entrance door, double glazed window to front, tiled flooring, storage cupboard and door to:	Lounge	4.48m (14'8") x 3.25m (10'8") Recently re-fitted conservatory with part brick construction, laminate flooring and double doors to the side.	Double glazed window to side, storage cupboard, stairs to ground floor and doors to:
Hall	4.49m (14'9") x 3.09m (10'2") Double glazed window to front, radiator, and fireplace with wooden surround, door to:	Bedroom 1	Bedroom 2
Radiator, stairs to first floor, understairs storage cupboard and doors to:	Dining Room	3.67m (12') x 2.60m (8'6") Double glazed window to rear and radiator.	3.33m (10'11") x 3.10m (10'2") Double glazed window to front, radiator and built in wardrobe.
Kitchen	3.06m (10') x 2.52m (8'3") Laminate flooring, radiator and open plan with conservatory, ideal family area.	En-suite	Bedroom 3
3.06m (10') x 2.41m (7'11") Fitted with matching base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, plumbing for washing machine and dishwasher, oven, gas		Bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to front, radiator, tiled flooring.	3.04m (10') x 2.31m (7'7") Double glazed window to rear, radiator and built in wardrobe.
			Bedroom 4
			2.22m (7'3") x 1.85m (6'1") Double glazed window to front and radiator.
			Bathroom
			Fitted with a three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side and rear, heated towel rail and vinyl flooring.
			Outside
			The property has off road parking for several vehicles to the front. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area and shed.
			EPC Rating: D



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