



**Horsegate Gardens, Chatteris, Cambs, PE16 6NH**

Close To Town Centre - Semi Detached Bungalow - 2/3 Bedrooms - Lounge & Kitchen - Shower Room - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354 696700)

**£240,000**



**Entrance Hall**  
Double glazed entrance door, laminate flooring, downlighters, loft hatch.

**Lounge**  
4.97m (16'4") x 3.39m (11'1") max  
Double glazed window to front, gas fire with surround and radiators.

**Kitchen**  
3.86m (12'8") x 2.67m (8'9")  
Double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, 1+1/2 bowl composite sink, space for range cooker with extractor hood over and tiled flooring.

**Utility**  
2.51m (8'3") x 1.69m (5'7")  
Space for fridge/freezer, washing machine and tumble dryer.

**Garage**  
3.60m (11'10") x 2.51m (8'3")  
Single garage with Up and over door.

**Shower Room**  
Frosted double glazed window to side, low-level WC, shower enclosure, wash hand basin, tiled walls, tiled flooring.

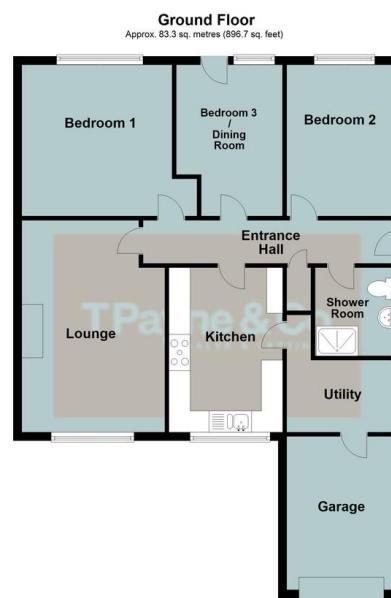
**Bedroom 1**  
3.55m (11'8") x 3.36m (11')  
Double glazed window to rear, fitted wardrobes and radiator.

**Bedroom 2**  
3.55m (11'8") x 2.86m (9'5")  
Double glazed window to rear and radiator.

**Bedroom 3 / Dining Room**  
3.55m (11'8") x 2.88m (9'6") max  
Double glazed door and window to rear and radiator.

**Outside**  
There is a low maintenance garden to the front with a driveway to the side leading to the garage / store with up and over door. The enclosed rear garden is mainly laid to lawn and patio, garden shed with lighting and power.

**EPC RATING - C**



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**  
SALES & LETTINGS