



Cliftons Yard, West Street, Chatteris, Cambs, PE16 6HE

Tucked Away Location - Semi Detached House - 2 Double Bedrooms - Kitchen & Lounger/Diner - Conservatory & Lean To - Bathroom - Low Maintenance Garden - Workshop - Off Road Parking – No Upward Chain - Call To View - (01354) 696700

£190,000



Ground Floor

Lean-to
Double glazed sliding door, double glazed window to side and rear and double glazed door to:

Kitchen
3.59m (11'9") x 3.43m (11'3")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring electric hob with pull out extractor hood over, tiled flooring and door to:

Lounge/Diner
6.73m (22'1") x 3.63m (11'11")
Two windows to front, open fire fireplace, laminate flooring, stairs to first floor and door to conservatory.

Conservatory

UPVC construction, door to garden, single radiator and tiled flooring.

First Floor

Landing

Cupboard, door to:

Bedroom 1

3.63m (11'11") x 3.42m (11'3")
Double glazed window to front, single radiator and ceiling fan.

Bedroom 2

3.64m (11'11") x 3.36m (11')
Double glazed window to front and single radiator.

Bathroom

Fitted with four piece suite comprising jacuzzi bath, wash hand basin with shelving under, shower enclosure and low-level WC, fully tiled walls, double glazed window to front, single radiator and tiled flooring.

Outside

Workshop

5.10m x 2.23 m
With window to side, light and electric.

The enclosed garden is low maintenance with patio area with pergola, decking area, gravel and slate chipping areas, planted raised beds, small trees and shrubs.

EPC Rating: TBC



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**
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