



# Hereward Court, Chatteris, Cambs, PE16 6NZ

Ground Floor Apartment - 1 Bedroom - Kitchen/Breakfast Room - Communal Garden - Allocated Parking - No Upward Chain - Call To View (01354 696700) - Open weekdays till 8pm - Saturday till 5pm - Sunday till 4pm

# £90,000

## www.tpayneandco.co.uk

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#### Ground Floor

#### **Entrance Hall**

Double glazed entrance door, electric storage heater, coving to ceiling.

#### Kitchen/Breakfast Room 3.78m (12'5") max x 2.82m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, stainless steel sink, plumbing for washing machine, space for fridge/freezer. There is a built-in oven, hob with extractor hood over, sealed unit glazed window to side, airing cupboard, electric storage heater, coving to ceiling, archway to:

#### Lounge

**3.10m (10'2") x 3.06m (10')** Sealed unit glazed window to front, electric storage heater, wall lights, coving to ceiling.

#### Bedroom 1

3.10m (10'2") x 2.86m (9'5")

Sealed unit glazed window to front, fitted wardrobes, electric storage heater, coving to ceiling.

#### **Bathroom**

Panelled bath with shower over, pedestal wash hand basin and lowlevel WC, tiled splashbacks, sealed unit glazed window to side.

#### Outside

There is an allocated parking space and a communal garden area.

#### Directions

Turn left out of our High Street office. Take the first left into King Edward Road, then right into Railway Lane where Hereward Court can be found on the right hand side.

EPC-Rating - C

Ground Floor



Plans are for representational purposes only Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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