



## Westbourne Road, Chatteris, Cambs., PE16 6HH

Semi Detached House - 3 Bedrooms & Bathroom - Lounge & Kitchen/ Dining Room - WC - Off Road Parking & Single Garage -  
Enclosed Rear Garden - No Onward Chain - Video Tour Available - Call (01354 696700)

**£195,000**



### Ground Floor

#### Hall

Double glazed Entrance door, under stairs cupboard, radiator, Stairs to first floor.

#### Lounge

**3.77m (12'4") x 3.40m (11'2")**

Double glazed window to front, radiator.

#### Kitchen/Dining Room

**5.71m (18'9") x 3.25m (10'8")**

Double glazed door and window to rear, fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, 1+1/2 bowl sink, space for fridge and freezer, fitted double oven, four ring hob with extractor hood, radiator, tiled flooring.



### WC

Double glazed window to side, corner wall mounted wash hand basin with tiled splashback and low-level WC.

### First Floor

#### Bedroom 1

**3.90m (12'10") x 3.33m (10'11")**

Double glazed window to front, radiator.

#### Bedroom 2

**3.33m (10'11") x 3.20m (10'6")**

Double glazed window to rear, radiator.

#### Bedroom 3

**2.60m (8'6")max x 2.25m (7'5")**

**max** Double glazed window to front, radiator.



### Bathroom

Frosted double glazed window to rear and side, bath with shower attachment, wash hand basin, low-level WC, recessed shower cubicle, part tiled walls, radiator.

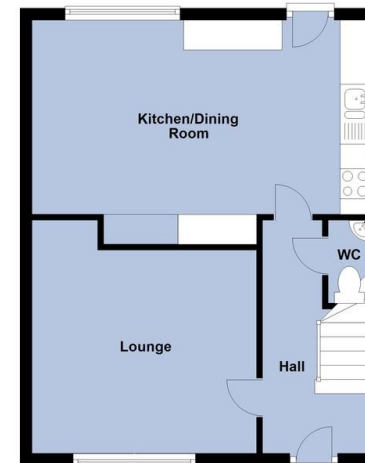
### Outside

Gravel area to front of the property, fully enclosed garden to the rear with raised and part covered wooden decking area, outbuildings with space and plumbing for washing machine and tumble dryer with separate storage 3.7m (12") x 2.0m (6'5").

The remainder of the garden is laid to lawn with a fenced off vegetable garden. Side access leads to off road parking space and single garage with up and over door, power and lighting.

**EPC rating - D**

Ground Floor



First 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 and 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