



## Grenadiers Drive, Chatteris, Cambs, PE16 6TW

No Upward Chain - Mid Terraced House - 2 Bedrooms - Kitchen & Lounge/Diner - First Floor Bathroom - Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

**£170,000**



#### Ground Floor

**Entrance Hall**  
Double-glazed entrance door, radiator, laminate flooring, coving to ceiling, stairs to the first floor.

**Kitchen**  
3.04m(10') x 1.80m (5'11")  
Fitted with a range of base and eye level units with worktop space over, tiled splashbacks, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge. There is a built-in oven, ceramic hob with extractor hood over, double-glazed window to front, radiator.

**Lounge/Diner**  
4.08m (13'5") x 3.81m (12'6")  
Double-glazed windows to rear, storage cupboard, laminate flooring, coving to ceiling, double glazed door to the rear garden

#### First Floor

**Bedroom 1**  
3.80m (12'6") max x 3.69m (12'1") max Double-glazed windows to front, radiator.

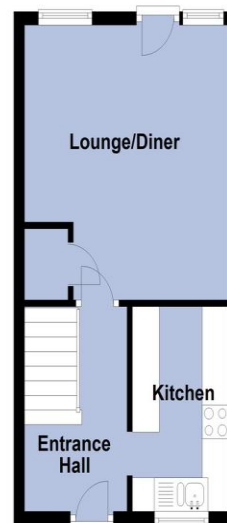
**Bedroom 2**  
3.48m (11'5") x 2.04m (6'8") max  
Double-glazed window to rear, radiator. Bathroom Panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

**Outside** There is a garden and allocated parking.

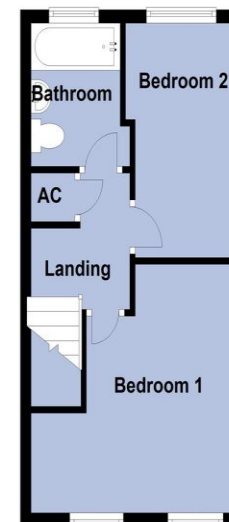
**SECTION 21 - AGENTS NOTE:**  
In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that one of the Vendors is an employee of T Payne & Co.

EPC Rating - C

#### Ground Floor



#### First Floor



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS



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.