



Marritt Close, Chatteris
£315,000 Freehold

**Sharman
Quinney**

Key Features



- Detached family home
- Conservatory
- Modern fitted kitchen
- Modern Bathroom suite
- Garage and parking

HALL

Stairs rising to first floor, window to front, storage cupboards.

WC

Fitted with a low level WC, wash hand basin. Window to side.

KITCHEN

2.66m (8'9") x 2.63m (8'8")

Fitted with a matching range of wall and base units with eye level hide and slide oven with five ring gas hob, plumbing for washing machine and dishwasher, integrated fridge and microwave, 1 1/2 sink and drainer, window to rear and door to side

LOUNGE/DINING ROOM

5.14m (16'10") max. X 4.60m (15'1")



Dual aspect windows to both front and rear, feature fireplace with remote control gas fire, patio doors into conservatory.

CONSERVATORY

Brick and upvc construction with electric radiator and stunning hybrid roof, double doors to garden.

FIRST FLOOR

LANDING

Airing cupboard which houses boiler, window to front.

BEDROOM 1

3.53m (11'7") x 2.65m (8'8")

Window to rear, fitted wardrobe. Radiator

BEDROOM 2

3.12m (10'3") x 2.60m (8'6")

Window to rear, fitted wardrobe. Radiator

BEDROOM 3

2.41m (7'11") x 1.90m (6'3")

Window to front, loft access, (the loft is boarded and has a ladder) Radiator

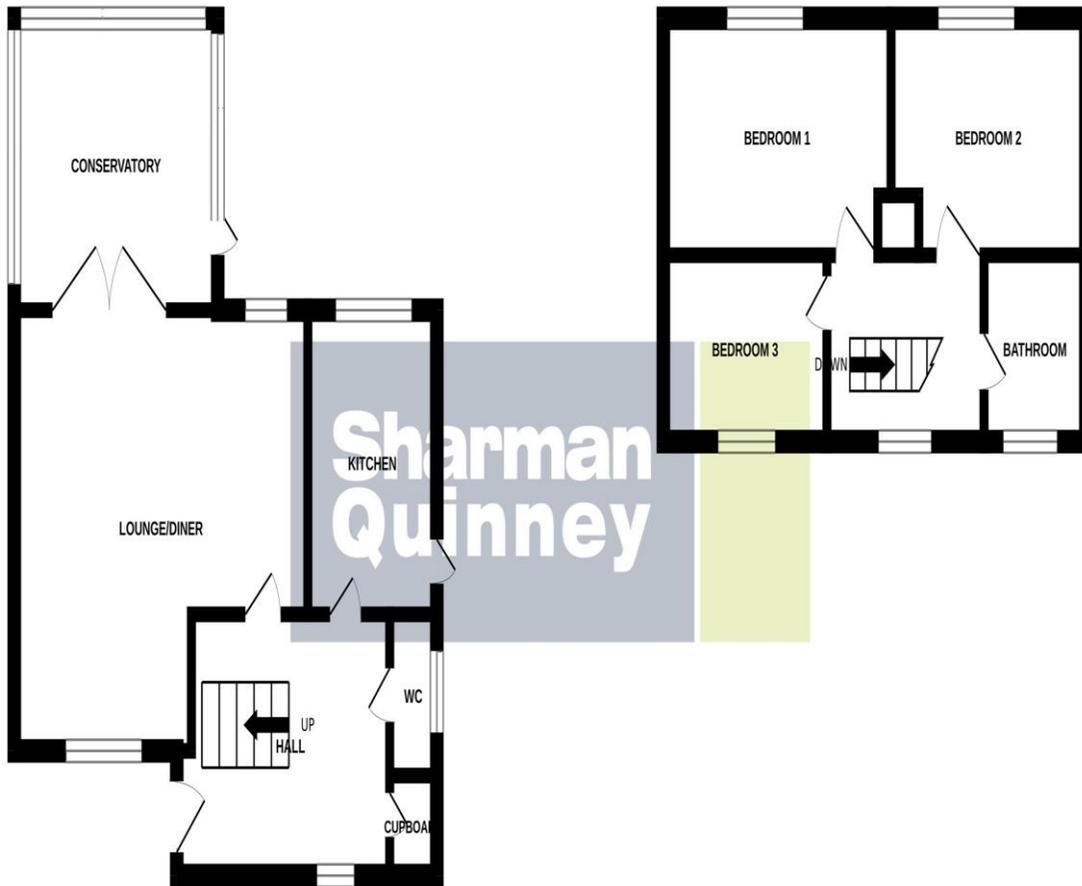
BATHROOM

Fitted with a panelled bath which has mains shower over which is a remote controlled system, low level WC and hand wash basin, heated towel rail Window to front.



GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR
194 sq.ft. (18.0 sq.m.) approx.



OUTSIDE

A driveway to one side provides off road parking to two cars, the remainder being low maintenance can also be used for further off road parking, The garage has electric light and power, The rear garden is fully enclosed with new fencing , The garden is mainly laid to lawn, with shrub borders, Storage shed with power, outside water supply

TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 6 West Park Street, CHATTERIS, Cambridgeshire, PE16 6AH

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CHA100838 - 0007

