



T. Payne & Co.
For Sale
01354 696700

York Road, Chatteris
OIEO £260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Established Detached family home
- Conservatory
- 3 Bedrooms
- Parking
- Gas Central Heating

Lounge/Dining Room (Max) 8.47m (27'7") x 3.72m (12'2") Two double glazed windows to the front, further windows to the side and rear, fireplace, radiators and stairs leading to the first floor

Kitchen 3.02m (9'9") x 2.67m (8'7") Fitted with a range of wall and base units with worktop over, composite sink,, plumbing for dishwasher, space for fridge/freezer, cooker, double glazed window to side .

Lobby Window to side, door to;

Shower Room Fitted with three piece suite comprising shower cubicle, vanity wash hand basin and low-level WC, window to side, heated towel rail.



Conservatory - plumbing for washing machine, window to side and double doors leading to the rear of the property.

WC Fitted with low-level WC.

First Floor

Bedroom 1 3.72m (12'2") x 3.60m (11'8")
Storage cupboard, Double glazed window to front, radiator

Bedroom 2 3.78m (12'4") x 2.75m (9') max
Double glazed window to front, radiator.

Bedroom 3 3.04m (9'9") x 3.03m (9'9") storage cupboard, double glazed window to side

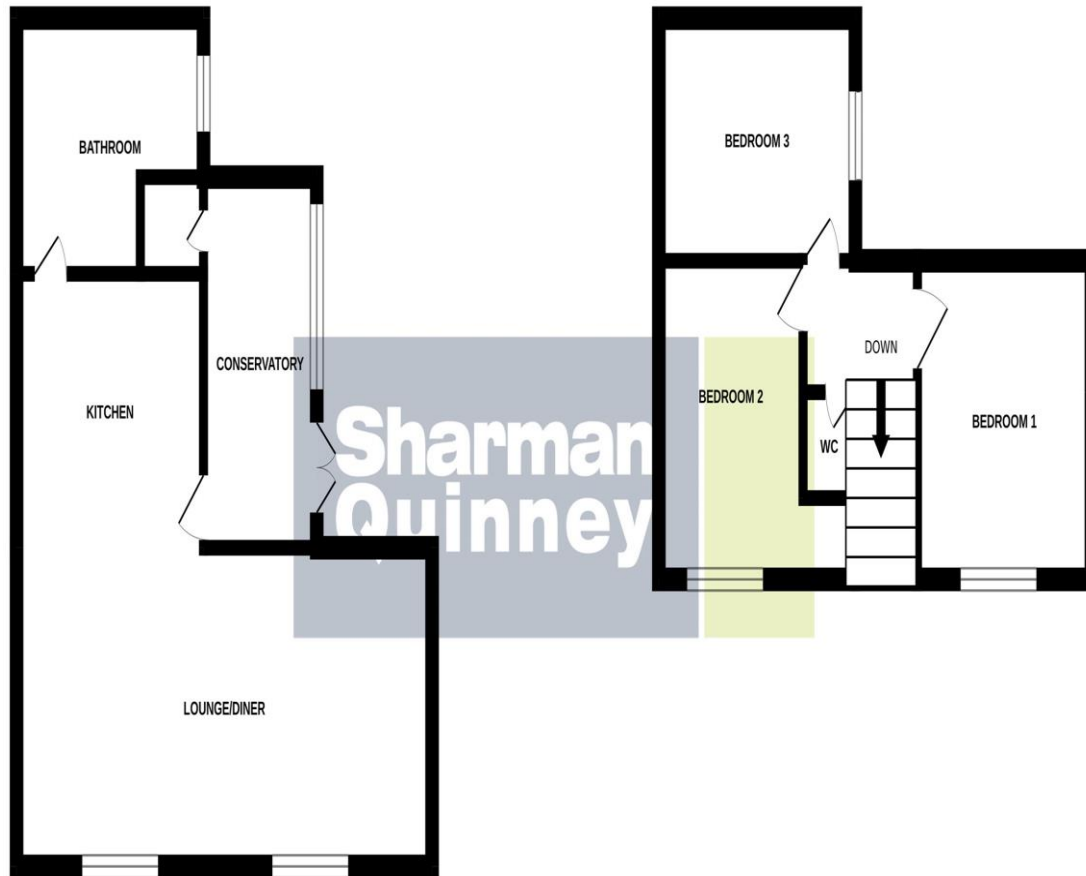
WC - Fitted with low-level WC.

Outside This property offers off road parking for two vehicles, a side gate gives access to a low maintenance rear garden, with patio area, artificial grass, shrub borders and a timber shed and summer house.



GROUND FLOOR
297 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.2 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.

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To view this property call Sharman Quinney on:
01354 694021

Selling your property?

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

 01354 694021

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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: CHA100845 - 0003

