



## Huntingdon Road, Chatteris

**Price: Freehold £190,000 offers in excess of**

- 23' Living Room
- 16' Dining Area
- 13' Kitchen Breakfast Room
- Cloakroom & Utility Room
- Detached Garage & Driveway
- Good Size Plot
- Cul De Sac Position
- Non-Estate Location

EPC Rating: G



#### Entrance Hall

PVCu entrance door. Understairs recess. Storage cupboard. Radiator. Tiled flooring. Stairs to first floor.

#### Living Room

3.64m x 7.13m (11'11" x 23'5")

Multi fuel open fire set in stone surround. Two PVCu double glazed windows to rear. Two PVCu opaque double glazed arched windows to side. Two radiators. Wall lighting.

#### Kitchen/Breakfast Room

4.00m x 3.03m (13'1" x 9'11")

Fitted with a matching range of base and eye level units with worktop space over. Matching breakfast bar with room for storage under. Circular stainless steel sink with single drainer and mixer tap. Space for fridge/freezer. Built-in extractor hood. PVCu double glazed window to side. Radiator. Vinyl flooring. Ceiling spotlights. PVCu double glazed door leading to the front.

#### Dining Room

5.00m x 2.77m (16'5" x 9'1") maximum

PVCu double glazed window to front. Radiator. Open plan to Kitchen, archway through to Kitchen/Breakfast Room.

#### Utility Room

With worktop space. Eye level cupboards. Space for a dishwasher, a washing machine and a tumble drier. PVCu double glazed window to front. Vinyl flooring.

#### Cloakroom

PVCu opaque double glazed window to rear. Fitted with two piece suite comprising wash hand basin and low-level WC. Tiled surround. Cupboard housing wall mounted boiler. Vinyl flooring.

#### Landing

PVCu double glazed window to front.

#### Bedroom 1

3.70m x 3.87m (12'2" x 12'8")

PVCu double glazed window to side and rear. Radiator.

#### Bedroom 2

3.65m x 2.78m (12' x 9'1")

PVCu double glazed window to rear. Two storage alcoves. Radiator.

#### Bedroom 3

3.06m x 2.78m (10' x 9'1")

PVCu double glazed window to front. Radiator.

#### Bathroom

3.05m x 2.20m (10' x 7'3")

Fitted with three piece suite with corner bath and matching telephone style mixer tap. Pedestal wash hand basin and low-level WC. Tiled surround. PVCu opaque double glazed window to front. Radiator. Vinyl flooring.

#### Outside

The front has a gravel driveway and pathway steps leading down to the entrance door.

Rear/Side garden is laid to lawn and yard area. Established flower and shrub borders with ornamental trees. Outside water tap.

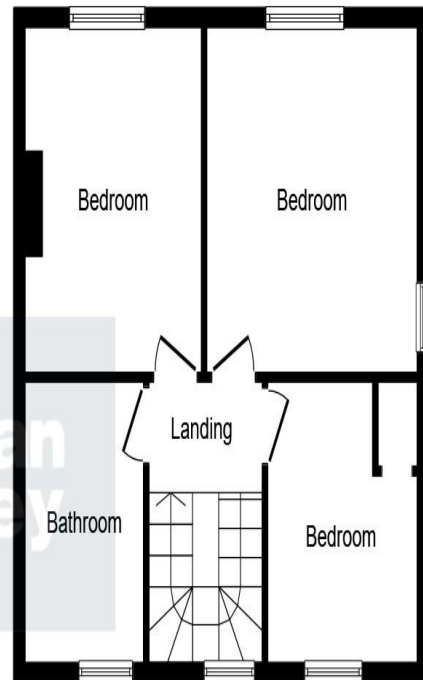
Detached Garage to the side.



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**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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