



## Beaufort Drive, Chatteris

**Price: Freehold £195,000**

- Link Detached House
- Fully Renovated to a High Standard
- 12Ft Lounge & 12Ft Modern Kitchen/Diner
- Downstairs Shower Room & Upstairs Bathroom
- Three Double Bedrooms
- 15Ft Roof Terrace Area
- Off Road Parking
- No Upward Chain

Bathroom

EPC Rating: C



#### Entrance Hall

Window to side, laminate flooring, radiator, telephone point, wall mounted electric fuse-box and stairs leading to first floor.

#### Lounge 3.65m x 3.60m (12' x 11'10")

Windows to front and rear, two radiators, laminate flooring, TV point, telephone point and door leading out to courtyard garden.

#### Bedroom 3/Office 3.77m x 2.31m (12'4" x 7'7")

Window to front, radiator, laminate flooring, TV point and telephone point.

#### Downstairs Shower Room

Fitted with a three piece suite comprising of a low level WC, wash hand basin, single shower cubicle which is connected to the mains which also has a rainwater shower head, radiator, laminate flooring, fully tiled walls and airing cupboard which houses the pressurised water system.

#### Kitchen/Diner 3.75m x 3.14m (12'4" x 10'4")

Fitted with a modern range of high gloss wall and base units, with tiled splashbacks incorporating a composite inset drainer and sink. There are a range of appliances including a range cooker with extractor hood overhead, integrated fridge, integrated washing machine. There is a wall mounted gas boiler system, window to rear, laminate flooring, radiator and door to rear garden.

#### Landing

There are doors to all rooms, door to roof terrace, radiator and loft access with a loft light.

#### Bedroom One 3.65m x 2.96m (12' x 9'9")

Box window to front, separate window to side and radiator.

#### Bedroom Two 3.65m x 3.14m (12' x 10'4")

Window to side, radiator, laminate flooring and built in storage cupboard/wardrobe.

#### Bathroom

Fitted with a three piece suite comprising of a low level WC, wash hand basin, panelled bath with mixer tap shower overhead, fully tiled walls, extractor fan and a heated towel rail.

#### Roof Garden 4.55m x 3.68m (15'3" x 12'1")

There is a large decked area with feature lighting surrounding the area.

#### Outside

The front of the property is low maintenance with side gate to the rear garden, there is off road parking facilities. There is then a side garden to the left hand side of the property which is all low maintenance and private and then to the rear of the property there is another low maintenance private area.

#### Agents Note:

The roadway is private and the seller pays £39 per month in maintenance charges.



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: CHA100008 - 0004