



## Clare Street, Chatteris

**Price: Freehold £145,000 Offers Over**

- Refurbished Mid Terraced House
- New Flooring Throughout
- 12Ft Lounge
- 11Ft Refitted Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- No Onward Chain

EPC Rating: C



Accommodation includes:

#### Ground Floor

Porch UPVC Double glazed window to side, double glazed entrance door.

#### Lounge

3.76m (12'4") x 3.56m (11'8") Double glazed window to front, radiator, stairs to first floor.

#### Kitchen/Breakfast Room

3.56m (11'8") x 3.26m (10'8") max Fitted with a matching range of base and eye level units with soft closing doors and worktop space over with tiled splashbacks, sink with drainer, plumbing for washing machine, space for fridge, built-in oven, stainless steel extractor hood over, double glazed window to rear, radiator, double glazed door to garden.

#### First Floor Landing

Loft access and doors to all rooms.

#### Bedroom 1

3.77m (12'4") x 3.56m (11'8") UPVC Double glazed window to front, radiator.

#### Bedroom 2

2.17m (7'1") x 2.11m (6'11") UPVC Double glazed window to rear, radiator.

#### Bathroom

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath with shower attachment. Radiator, airing cupboard and UPVC double glazed window to rear.

#### Outside

The front of the property is laid to gravel with pathway to front door. The larger than average rear garden is mostly laid to gravel with woodern fences, allocated parking space to the rear.

Agents Notes; The property benefits from a brand new kitchen, new boiler, new bathroom and new flooring throughout.



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: CHA100039 - 0007