



West Street, Chatteris

Price: Freehold £200,000 offers in excess of

- End Terraced House
- 12Ft Lounge
- Refitted 19Ft Kitchen/Diner
- Three Good Size Bedrooms
- Potential for a Loft Conversion
- Driveway Providing Off Road Parking
- Fully Enclosed Rear Garden
- Fields Views to the Front Aspect

EPC Rating: C



Upvc Door to:

Storm Porch

Window to front and side.

Entrance Hall

There is laminate flooring and a radiator.

Lounge 3.91m x 3.85m (12'8" x 12'6")

There is a window to the front, radiator, TV point, two telephone points and laminate flooring.

Refitted Kitchen/Diner 5.96m x 4.87m (19'5" x 15'9")

Fitted with a modern range of wall and base units with hardwearing black worktops incorporating a single sink and decorative tap, with a feature splashback. There is space for a range cooker, integrated microwave, integrated dishwasher, stainless steel extractor fan with mood lighting, built in larder cupboard, wine rack and space for large fridge/freezer, plumbing for washing machine and space for a tumble drier. There is a radiator, laminate flooring, TV point, window to rear, heated towel rail and a Upvc door to the rear garden.

Landing

There are doors to all rooms, loft access with ladder and lighting owner has advised the loft has potential for conversion and is the full length of the upstairs area which mostly is boarded out, this also homes the gas combi boiler system.

Bedroom One 3.84m x 3.08m (12'6" x 10'10")

There is a window to the rear, radiator and a TV point.

Bedroom Two 3.82m x 2.66m (12'5" x 8'7")

There is a window to the rear, radiator, TV point and built in wardrobes facilities.

Bedroom Three 2.88m x 2.11m (9'4" x 6'9")

There is a window to the rear, radiator, TV point and block unit above stairs which is a great storage area.

Refitted Bathroom

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath with electric shower overhead. There are fully tiled walls, radiator, vinyl flooring and a window to the rear.

Front Garden

The front of the property has recently been made into a large blocked paved area to create parking and then further is laid to artificial grass with fenced and hedged borders.

Rear Garden

The rear of the property is mainly laid to artificial grass but does have fenced divider in-between. There are raised flower

beds, outside tap, garden shed, fenced borders and side access to the front.

Outhouse

2.08m x 1.90m (6'8" x 6'2")

This is a brick built area which is attached to the property which has potential to be incorporated into the main house to create a downstairs cloakroom or utility room.



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