



## Lindsells Walk, Chatteris

**Price: Freehold £190,000**

- Two bedrooms
- Semi Detached House
- Kitchen/diner
- Two allocated parking spaces
- Tenant in Situ
- Low Maintenance. Garden

EPC Rating: C



## GROUND FLOOR

Front entrance door to:

### LOUNGE

4.88m (16') x 3.97m (13')

Part glazed entrance door to front, window to front, radiator, coving to ceiling, gas fire with surround, stairs to first floor with under-stairs cupboard.

### KITCHEN

3.97m (13') x 2.98m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink and mixer tap, integrated oven and microwave, gas hob with pull out extractor above, plumbing for washing machine, space for fridge and freezer, window to rear, radiator, coving to ceiling, door to rear garden.

## FIRST FLOOR LANDING

Radiator, coving to ceiling, access to roof space.

### BEDROOM 1

3.96m (13') x 3.79m (12'5")

Two windows to front, radiator, coving to ceiling.

### BEDROOM 2

3.00m (9'10") x 2.10m (6'11")

Window to rear, radiator, coving to ceiling, built in storage cupboard.

### BATHROOM

Suite comprising, panelled bath, pedestal wash hand basin and low-level wc, extractor, window to rear, radiator and coving to ceiling.

## OUTSIDE

### Front

Path leading to front door.

### Rear

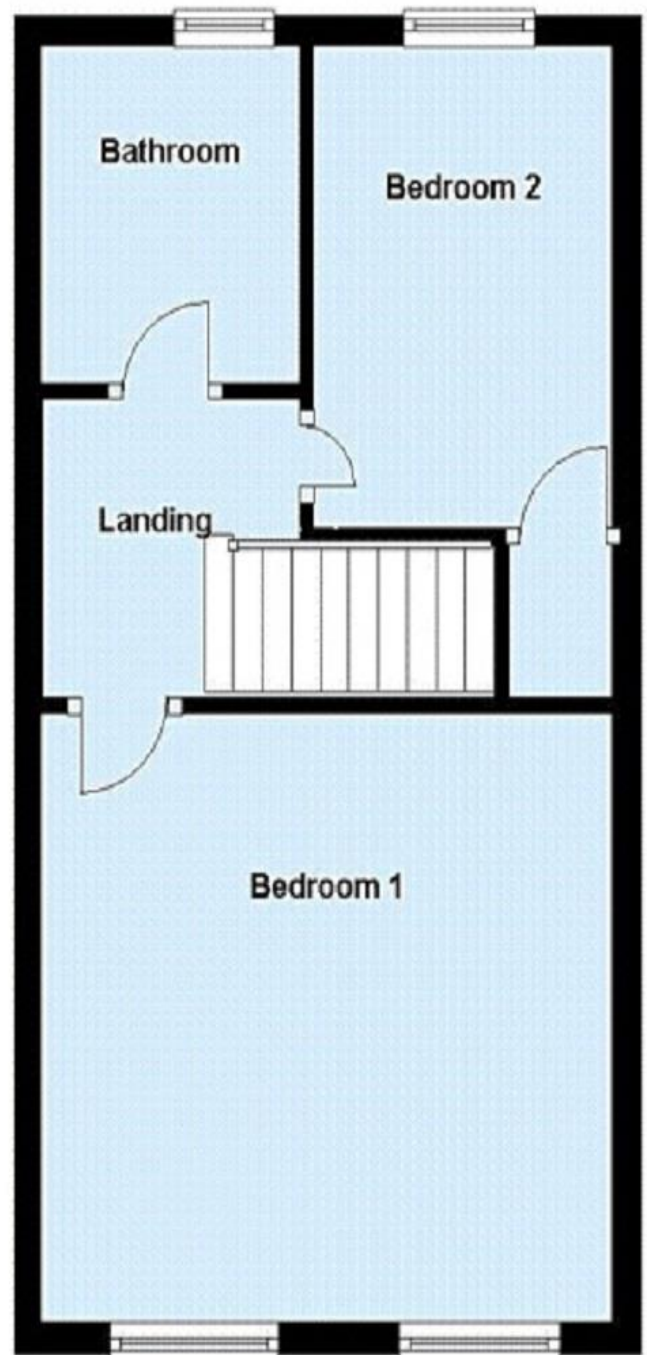
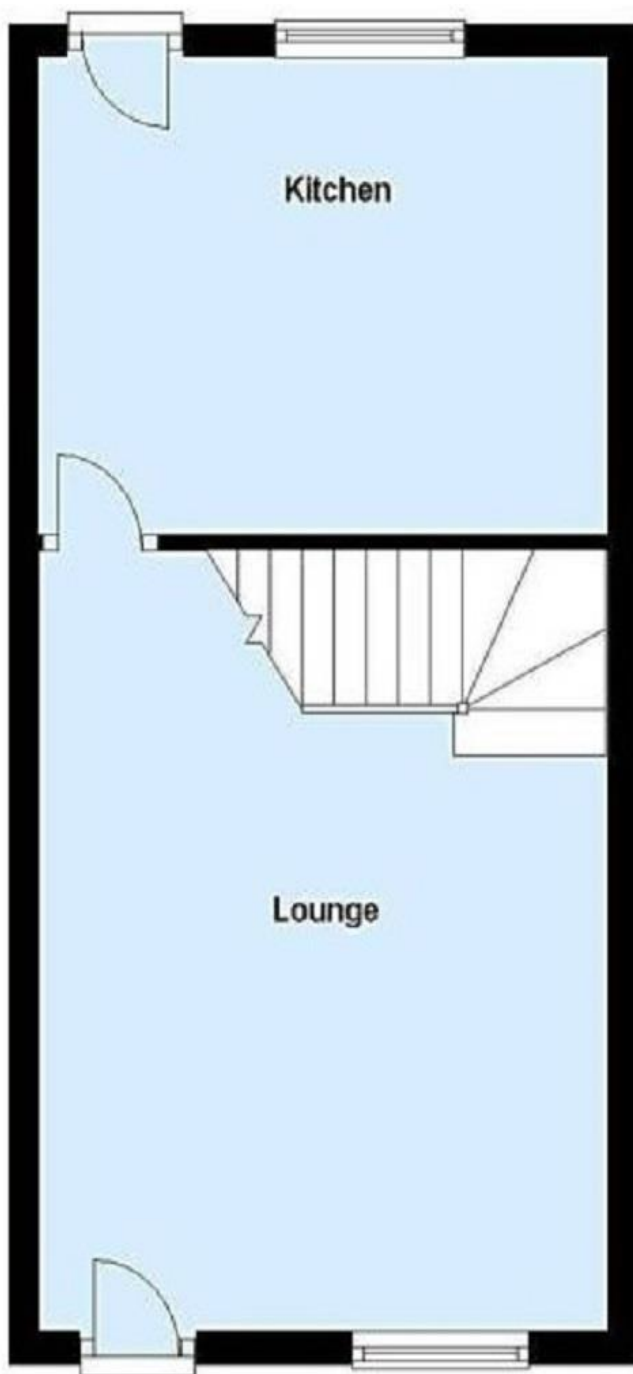
Gated access to parking area with two allocated spaces, paved patio, range of mature shrubs and plants, shed, outside tap, lighting.

### Agents Note

The property is currently tenanted and is on an AST. (Assisted Shorthold Tenancy)



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: CHA100094 - 0001



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