



Larham Way, Chatteris

Price: Freehold £270,000 offers in excess of

- Four Bedroom Detached Family Home
- 25Ft Lounge/Diner
- Modern Refitted 11Ft Kitchen
- Utility Room & Downstairs Cloakroom
- 12Ft Master Bedroom With Bonus of Ensuite
- Fully Enclosed Rear Garden
- Single Garage & Off Road Parking
- No Onward Chain

EPC Rating: D



Hall

UPVC front door, laminate flooring, radiator, stairs to first floor.

Kitchen

3.47m (11'5") x 3.00m (9'10")

Refitted with a modern range of wall and base units with solid wooden worktops housing single electric oven and four ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, pantry cupboard, double glazed window to rear.

Utility

2.11m (6'11") x 1.90m (6'3")

Range of units complementing kitchen with solid worktops, plumbing and space for washing machine and space for tumble drier, wall mounted gas boiler, double glazed window to rear and door into garden.

Cloakroom

Fitted with a low level WC and hand wash basin.

Lounge/Diner

7.77m (25'5") x 3.47m (11'4")

Two double glazed windows to front aspect, gas fire, radiator, open plan from living room with double glazed French doors leading out into the garden.

First Floor

Landing

Airing cupboard, access to loft.

Bedroom 1

3.65m (12') x 3.40m (11'2")

Two double glazed windows to front aspect, fitted wardrobes.

En-suite

Fitted with a panelled bath having mixer tap shower, low level WC and hand wash basin and a double glazed window to front aspect.

Bedroom 2

3.75m (12'4") x 2.39m (7'10")

Double glazed window to front aspect, fitted wardrobes.

Bedroom 3

3.58m (11'9") x 3.20m (10'6")

Double glazed window to rear aspect, fitted wardrobes.

Bedroom 4

2.91m (9'7") x 2.14m (7')

Double glazed window to rear aspect Window to rear.

Bathroom

Fitted with a three piece suite comprising: Panelled bath with mixer tap shower, low level WC and hand wash basin. Double glazed window to rear.

Outside

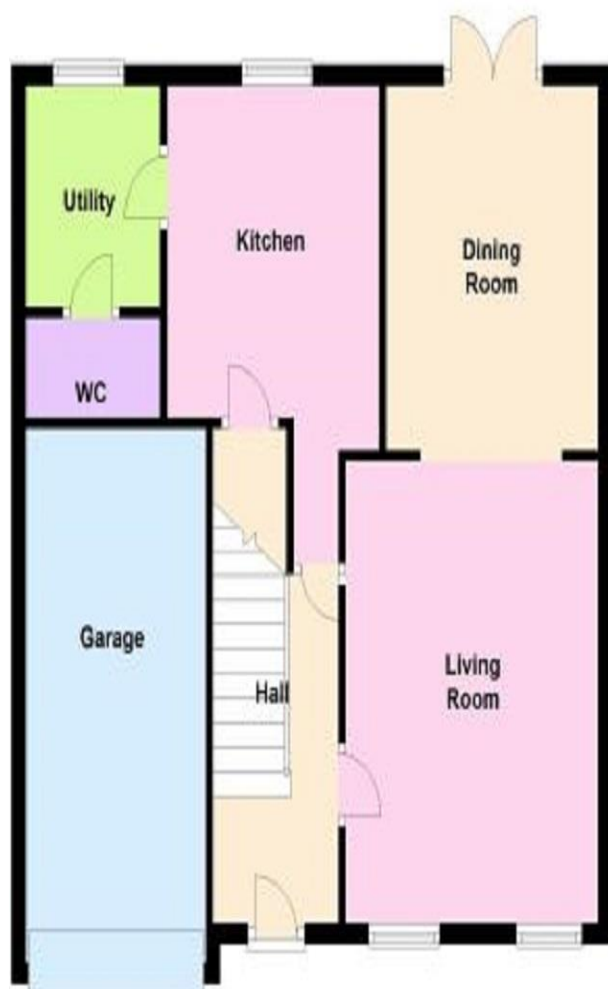
The front garden is block paved and provides ample off road parking and leads to the single garage (5m x 2.55m) which has up and over door, power and light connected.

To the rear, the garden is laid mainly to lawn with paved patio and enclosed with wood fencing and mature shrubs.



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: CHA100197 - 0008

Ground Floor



First Floor



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FREE MARKET APPRAISAL

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