



**Huntingdon Road, Chatteris, PE16 6EF**

**Price: Freehold £240,000 Offers in excess of**

- Four Bedroom Semi Detached House
- Family Bathroom & Separate WC
- 16ft Refitted Kitchen/ Dining Room
- CHAIN FREE
- 14ft Lounge & 15FT Conservatory
- Parking For Several Vehicles
- Front, Side & Rear Gardens
- Ground Floor Bedroom with En-suite & Walk in Wardrobe

EPC Rating: D



## Ground Floor

Porch Double glazed window and entrance door to front, coving to ceiling, opening into:

Hall Stairs to first floor with under stairs recess, radiator, coving to ceiling and doors to:

Lounge 4.49m (14'9") max x 3.08m (10'1")

Double glazed window to front aspect, radiator and coving to ceiling.

Kitchen/Dining Room 5.07m (16'8") x 3.06m (10')

Window to rear aspect, refitted with a matching range of base and eye level units, worktop, 1 1/4 bowl ceramic sink with mixer tap, tiled splashbacks, built-in double oven, built-in hob with extractor hood over, built-in microwave, integrated dishwasher and washing machine, space for fridge/freezer, laminate flooring, coving to ceiling, down lighters and plinth lighting, wall mounted boiler and open plan to:

Conservatory 4.74m (15'7") x 3.17m (10'5")

Half brick and double glazed construction, double glazed windows to side and rear aspect, two radiators, laminate flooring, wall lights, two double glazed double doors to the garden.

Bedroom Four 3.10m (10'2") x 2.48m (8'2")

Double glazed sliding door to rear aspect, radiator, laminate flooring, walk in wardrobe and door to:

En-suite Suite comprising shower cubicle with fitted electric shower, wash hand basin with mixer tap and cupboard under, WC with hidden cistern, part tiled walls, heated towel rail and recessed spotlights.

## First Floor

Landing Double glazed window to side aspect, built in storage cupboard, access to loft, coving to ceiling and doors to:

Bedroom One 3.35m (11') x 3.11m (10'2")

Double glazed window to front aspect, built-in wardrobe, radiator and coving to ceiling.

Bedroom Two 3.11m (10'2") max x 3.04m (10')

Double glazed window to rear aspect, built-in wardrobes, radiator and coving to ceiling.

Bedroom Three 2.23m (7'4") x 1.87m (6'2")

Double glazed window to front aspect, radiator and coving to ceiling.

Bathroom Obscure double glazed window to rear, panelled bath with separate shower over, mixer tap and screen, pedestal wash hand basin, tiled walls, heated towel rail and coving to ceiling.

## WC

Obscure double glazed window to side, WC and coving to ceiling.

Outside Driveway providing parking for several vehicles with further gravel parking area to the side and lawn to the other, gate to side leads to the rear garden which extends to the side and rear of the property, with paved patio area and mainly laid to lawn.



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: CHA100123 - 0005