



**Chapel Place, High Road, Guyhirn PE13 4ED**

*welcome to*

**Chapel Place, High Road, Guyhirn**

**\*\* NO ONWARD CHAIN\*\*** Get on the L-A-D-D-E-R ! Detached House - Three Bedrooms  
LPG Gas Central Heating - Off Road Parking - Village Location



### **Entrance Door**

to

### **Hall**

Storage cupboard. Stairs leading off. Radiator.

### **Lounge**

15' 10" x 9' 10" ( 4.83m x 3.00m )

Windows to front and side. Open fire with feature fireplace and wooden mantel. Radiator. TV point.

### **Kitchen**

10' 11" x 9' 10" ( 3.33m x 3.00m )

Tiled floor. Wall and base units with storage above. Wall mounted central heating boiler. Electric oven, gas hob and cooker hood above. Single drainer sink with mixer taps. Plumbing for washing machine. Door to rear.

### **Conservatory**

9' 11" x 9' 5" ( 3.02m x 2.87m )

Brick base / timber construction. Single glazed. Windows to rear and side.

### **Stairs To First Floor Landing**

Window to rear. Loft access.

### **Bedroom One**

12' 10" x 11' 2" ( 3.91m x 3.40m )

(15ft into recess) Window to front. Radiator. Laminate flooring.

### **Bedroom Two**

10' 4" x 9' 10" ( 3.15m x 3.00m )

Window to rear. Radiator.

### **Bedroom Three**

11' 7" x 7' ( 3.53m x 2.13m )

Window to front. Radiator.

### **Bathroom**

Tiled floor. Low level wc. Pedestal wash hand basin. Part tiled walls. Radiator. Electric shower cubicle.

### **Outside**

Front garden has off road parking.

Rear garden is enclosed with patio area and decking and grass.



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- Detached House
- Three Bedrooms
- LPG Gas Heating
- Off Road Parking
- Conservatory
- Village Location
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: F

# £230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
MCH113528 - 0002

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