



## Hunters Close, Chatteris, Cambs, PE16 6BD

Semi Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC - First Floor Bathroom & En Suite  
- Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

**£250,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, storage cupboard, radiator, laminate flooring and stairs to first floor.

##### Kitchen 3.41m (11'2") x 2.75m (9')

Fitted with a matching range of base and eye level units with worktop space over, gas hob with extractor hood over and oven, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and dishwasher, pantry, radiator, tiled flooring, ceiling spotlights and double-glazed window to rear.

##### Lounge/Diner

7.33m (24'1") x 3.26m (10'6") max  
Double glazed window to front, two radiators and double-glazed double doors to enclosed rear garden.

#### WC

Fitted with two piece suite pedestal wash hand basin and low-level WC, tiled splashbacks, radiator and double glazed window to front.

#### First Floor

##### Landing

Boiler cupboard, stairs to first floor and doors to:

##### Bedroom 1

3.46m (11'4") x 3.29m (10'10")  
Double glazed window to rear, radiator and door to:

##### En-suite

Fitted with three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC, tiled splashbacks and radiator.

##### Bedroom 2

3.28m (10'9") x 2.85m (9'4")  
Double glazed window to front, radiator and sliding door wardrobe.

#### Bedroom 3

2.72m (8'11") max x 2.24m (7'4") max  
Double glazed window to rear, radiator and laminate flooring.

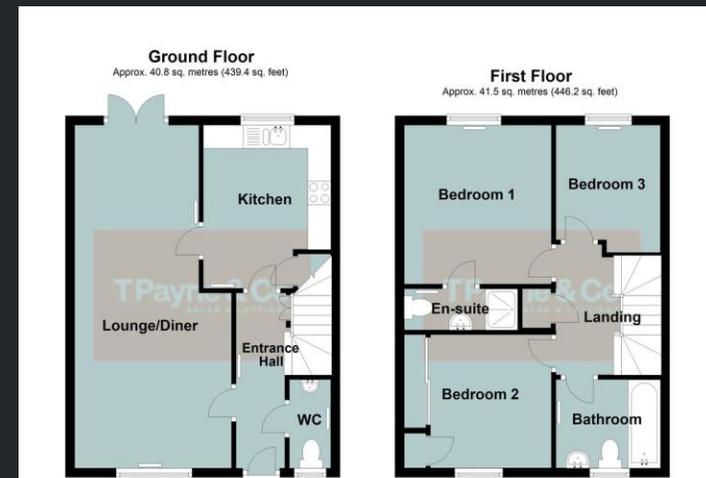
#### Bathroom

Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to front.

#### Outside

The property has front garden laid to lawn with pathway to the front entrance door and rear garden which is mainly laid to lawn with patio area. The property has a driveway to the side leading to the single garage which has up and over door, electric and lighting.

EPC Rating: C



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.