



Church Walk, Chatteris, Cambs, PE16 6JD

Central Location - Semi Detached House - 3 Double Bedrooms - Kitchen/Diner & Utility - Lounge & Conservatory - Ground Floor WC - First Floor Four Piece Bathroom - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

£265,000



Ground Floor

Entrance Hall

3.37m (11'1") x 2.91m (9'7") max
Entrance door and window to front,
fitted carpet, understairs storage
cupboard, radiator, stairs to first floor
and door to:

Lounge

6.72m (22'1") x 3.50m (11'6")
Bow window to front, fitted carpet,
fireplace, two radiators and sliding
door(s) to rear.

Kitchen/Diner

6.50m (21'4") x 2.92m (9'7")
Fitted eye and base units, 1 & 1/2
bowl sink with tiled splashbacks, gas
hob and oven with extractor hood
over, space for fridge/freezer,
radiator, window to side and door to:

Utility

2.95m (9'8") x 1.68m (5'6")
Fitted with a matching range of base
and eye level units with worktop
space over, stainless steel sink with
tiled splashbacks, plumbing for
washing machine, space for tumble
dryer, door to side and door to:

Conservatory

3.85m (12'8") x 2.36m (7'9")
Double door(s) to side, windows to
side and rear, fitted carpet and
radiator.

WC

1.61m (5'3") x 0.99m (3'3") Fitted
two-piece suite comprising a
pedestal wash hand basin and WC
and window to front.

First Floor

Bedroom 1

3.97m (13') x 3.48m (11'5")
Window to rear, fitted carpet, fitted
wardrobe(s) and drawer(s) and
radiator.

Bedroom 2

3.48m (11'5") x 2.63m (8'8")
Window to front, fitted carpet, fitted
wardrobe(s) and radiator.

Bedroom 3

2.99m (9'10") x 2.93m (9'7")
Window to rear, fitted carpet, fitted
wardrobe(s) and radiator.

Bathroom

2.91m (9'7") x 1.58m (5'2")
Fitted four-piece suite comprising a
bath, pedestal wash hand basin,
shower cubicle and low-level WC,
tiled walls, radiator and window to
front.

Outside

The property has a driveway to the
front/side, a carport and garage.
There is side gate access into the
enclosed rear garden comprising of
patio and lawn with plants, shrubs
and trees.

EPC - TBC



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.