



## Haighs Close, Chatteris, Cambs, PE16 6HU

Cul De Sac Location - Mid Terraced House - 2 Bedrooms - Open Plan Kitchen & Lounge - Shower Room - Front & Rear Gardens - 2 Allocated Parking Spaces - Call To View - (01354) 696700

**£175,000**





## Ground Floor

**Porch**  
Double glazed entrance door, double glazed window to side, tiled flooring and door to lounge.

**Lounge**  
3.76m (12'4") x 3.54m (11'7")  
Double glazed window to front, radiator, tiled flooring, ceiling spotlights, stairs to first floor, open plan to kitchen.

**Kitchen (max)**  
3.54m (11'7") x 3.23m (10'7")  
Fitted with a matching range of base and eye level units with worktop space over 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, built in fridge/freezer, built-in electric fan assisted oven, built-in induction hob, double glazed window to rear, walk in understairs storage cupboard, radiator, tiled flooring, open plan to lounge and double glazed door to rear garden.

## First Floor

**Bedroom 1**  
3.76m (12'4") x 3.53m (11'7") max  
Double glazed window to front, and radiator.

**Bedroom 2**  
2.19m (7'2") x 2.06m (6'9") max  
Double glazed window to rear and radiator.

**Shower Room**  
Fitted with three piece suite comprising tiled shower enclosure, wash hand basin in vanity unit with storage under and low-level WC, fully tiled walls, double glazed window to rear, storage cupboard, heated towel rail, tiled flooring and spotlights.

**Outside**  
The property has two allocated parking spaces to the front of the property. A front garden laid to stone chippings with pathway to

the entrance door and an enclosed rear garden which is laid to artificial grass and patio area with a gate for rear access.

EPC RATING: C



Call to arrange a viewing **01354 696700**

**TPayne & 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.