



## Old School Drive, Chatteris, Cambs, PE16 6JX

Central Location - Tucked Away - Spacious Detached Bungalow - 2 Bedrooms - Kitchen/Breakfast Room - 2 Reception Rooms & Conservatory - Main Bathroom & En-Suite - Enclosed Wrap Around Garden - Workshop - Garage & Driveway - Call To View (01354) 696700

**£325,000**



**Porch**  
Double glazed entrance door, double glazed windows to side, tiled flooring and door to entrance hall.

**Entrance Hall**  
Airing cupboard and storage cupboard with folding doors, radiator and doors to:

**Kitchen/Breakfast Room**  
3.85m (12'7") x 3.00m (9'10")  
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 and dishwasher, space for fridge/freezer, built-in eye level double oven, built-in electric hob with extractor hood over, double glazed window to rear, single radiator, tiled flooring and double glazed door to rear garden.

**Dining Room**  
3.50m (11'6") x 2.72m (8'11")  
Double glazed window to rear and single radiator.

**Lounge**  
5.48m (18') x 3.98m (13'1")  
Double glazed window to sides, fireplace with gas fire, two single radiators and sliding doors to:

**Conservatory** 3.84m (12'7") x 3.03m (9'11")  
Brick construction with uPVC double glazed windows, tiled flooring, two radiators, ceiling and window blinds and double glazed sliding doors to garden.

**Master Bedroom**  
3.m (12'4") x 4.09m (13'5") max  
Double glazed window to front, built-in wardrobes and drawers, radiator and door to:

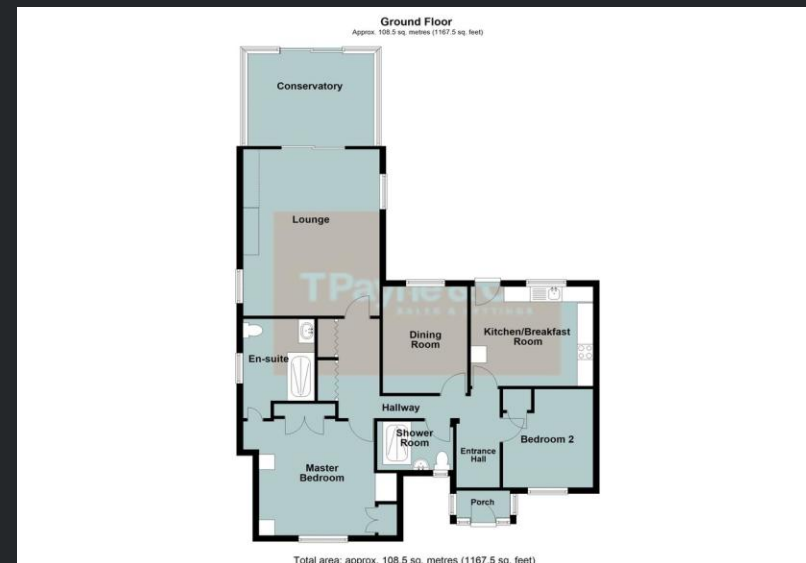
**En-suite**  
Double glazed window to side, part tiled walls, large, tiled shower enclosure, wash hand basin with storage under and WC with hidden cistern, extractor fan and single radiator, door to:

**Bedroom 2**  
3.23m (10'7") x 2.83m (9'3")  
Double glazed window to front, built-in wardrobe and radiator.

**Shower Room**  
Fitted with a three piece suite comprising large, tiled shower enclosure, pedestal wash hand basin and low level WC, extractor fan, double glazed window to front and single radiator.

**Outside**  
Situated down a private road the property sits on a cornerplot. There is a single garage to the side with electric door, electric and lighting, side door access from the garden, with driveway parking in front. A gate gives access to the enclosed wrap around garden which is laid to lawn with planted borders, block weave pathways, patio areas, small greenhouse, timber shed and small workshop.

EPC Rating: 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.