



Anvil Close, Chatteris, PE16 6DP

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

£220,000



Ground Floor

Entrance Hall
3.60m (11'10") x 0.87m (2'10")
Radiator, laminate flooring and stairs leading to the first floor.

Living Room
5.16m (16'9") x 3.08m (10'1") max
Double glazed window to front, radiator and laminate flooring.

Kitchen
2.99m (9'8") x 1.88m (6'1")
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted oven, four ring hob with extractor hood over, double glazed window to rear and tiled flooring.

Rear Lobby
1.88m (6'2") x 0.87m (2'10")
Radiator, tiled flooring and door leading to the rear garden.

WC

Double glazed window to side, pedestal wash hand basin and low-level WC, tiled splashback and radiator.

First Floor

Landing
Fitted carpet.

Bedroom 1
4.13m (13'5") x 3.09m (10'1")
Two double glazed window to front, built in wardrobes, radiator and fitted carpet.

Bedroom 2
5.09m (16'6") x 2.53m (8'3")
Double glazed window to front, double glazed window to rear, radiator and fitted carpet.

Bedroom 3
3.15m (10'3") x 2.26m (7'4") max
Double glazed window to rear, radiator and fitted carpet.

Bathroom

With panelled bath with separate shower, mixer tap and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear and radiator.

Outside

To the side of the property is a block paved driveway leading to the garage. A side gate allows access to an enclosed rear garden comprising of patio and lawn area.

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.