

## Old Auction Yard, High Street, Chatteris, Cambs, PE16 6BG

Town Centre Location - Newly Refurbished - End Terraced House - 2 Bedrooms - Lounge/Diner -  
Allocated Parking Space - No Upward Chain - Call To View (01354) 696700

**£160,000**



#### Ground Floor

##### Porch

Entrance door, radiator, new laminate flooring and door to:

##### Lounge/Diner

6.21m (20'4") x 3.58m (11'9")  
Double glazed window to front and side, new fitted carpet, radiator, storage cupboard and opening to:

##### Kitchen

2.72m (8'11") x 1.86m (6'1")  
Fitted with a matching range of base and eye level units with worktop space over, new electric oven and four ring gas hob with extractor hood over, sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, laminate flooring, radiator and double glazed window to front.

#### First Floor

##### Bedroom 1

4.20m (13'9") max x 2.79m (9'2")  
Double glazed window to side, skylight, new fitted carpet and radiator.

##### Bedroom 2

3.28m (10'9") max x 1.90m (6'3")  
Skylight, new fitted carpet and radiator.

##### Bathroom

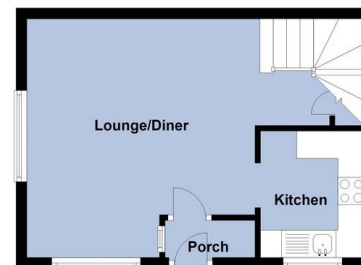
Three-piece suite comprising panelled bath with electric shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, skylight and radiator.

##### Outside

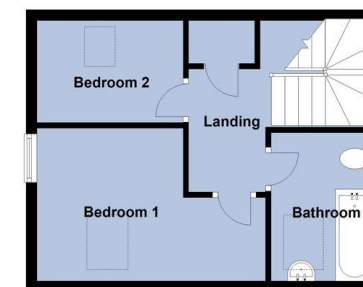
There is an allocated parking space.

EPC- D

Ground Floor



First Floor



Plans are for representational purposes only  
Plan produced using PlanUp.



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.