



**Bridge Street, Chatteris, Cambs, PE16 6RN**

Close To Town Location - Leasehold Flat - 2 Double Bedrooms - Open Plan Kitchen/Lounge/Diner - First Floor Bathroom & Second Floor Shower Room - Allocated Parking - 93 years Remaining On The Lease - EPC- B - Call To View (01354) 696700

**£180,000**



#### Ground Floor

**Entrance Hall**  
Fitted carpet and stairs leading to the first floor.

**Bedroom 2**  
3.07m (10") x 3.05m (10')  
Double glazed window to front, radiator and fitted carpet.

#### First Floor

**Hallway**  
Double glazed window to front, built in storage cupboard, fitted carpet and stairs leading to the second floor.

**Open Plan Lounge/Kitchen/Diner**  
6.39m (20'9") x 3.53m (11'5")  
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 electric oven, built-in gas hob with extractor hood over, two double glazed windows to rear, single radiator and vinyl flooring.

#### Outside

There is one allocated parking area to the rear of the property.

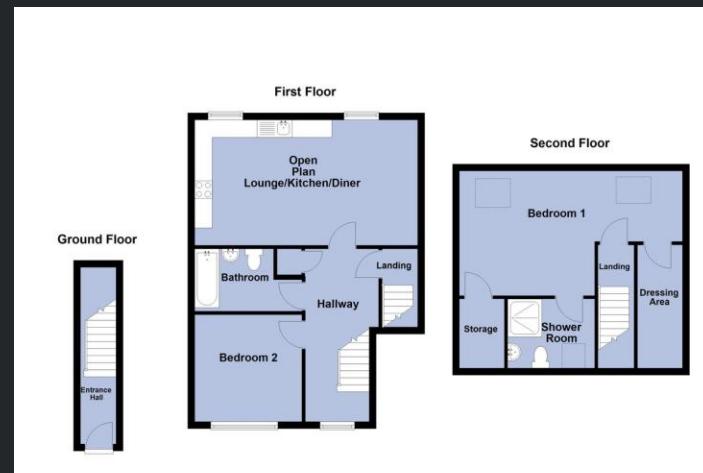
#### EPC- B

**Bathroom**  
Fitted with three-piece suite comprising panelled bath, wash hand basin and WC, tiled surround, heated towel rail and vinyl flooring.

#### Second Floor

**Bedroom 1**  
6.39m (20'9") max x 3.55m (11'6")  
Two double glazed velux windows, two single radiators, fitted carpet, built in storage cupboard and dressing area.

**Shower Room**  
Fitted with three piece suite comprising shower cubicle, wash hand basin and WC tiled surround, double glazed velux window, heated towel rail and vinyl flooring.



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.

Call to arrange a viewing **01354 696700**



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