



## West Street, Chatteris, Cambs, PE16 6HA

Nicely Situated - Detached Bungalow - 2 Bedrooms - Kitchen/Breakfast Room - Lounge/Diner - Shower Room -  
Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

**£270,000**



**Entrance Hall**  
Laminate flooring, double glazed entrance door and doors to:

**Lounge**  
4.63m (15'2") x 3.53m (11'7")  
Double glazed bay window to front, single radiator and ceiling fan.

**Kitchen/Breakfast Room**  
3.64m (11'11") x 3.15m (10'4")  
Fitted with a matching range of base and eye level units with worktop space over, ceramic sink with tiled splashbacks, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in oven, built-in electric hob with pull out extractor hood over, built-in microwave, single radiator, laminate flooring and double glazed double doors to garden.

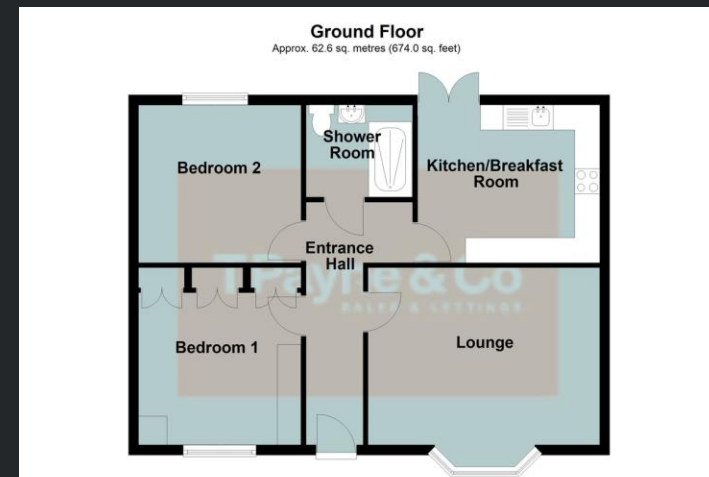
**Bedroom 1**  
3.61m (11'10") x 3.24m (10'8")  
Double glazed window to front, fitted with a range of wardrobes, dressing table and bedside cupboard, single radiator and ceiling fan.

**Bedroom 2**  
3.24m (10'8") x 3.04m (10')  
Double glazed window to rear and single radiator.

**Shower Room**  
2.13m (7') x 1.84m (6')  
Fitted with three piece suite comprising, tiled shower enclosure, wash hand basin with storage under, tiled splashbacks and low-level WC, heated towel rail, tiled flooring and under floor heating.

**Outside**  
The property has two allocated parking spaces to the front with pathway leading to the entrance door. A side gate gives access to the enclosed rear garden which is laid to lawn with patio area and timber shed with lighting installed.

**EPC RATING: B**



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.