



St. Pauls Drive, Chatteris, Cambs, PE16 6DG

Nicely Situated - Semi Detached House - 2 Bedrooms - Open Plan Kitchen/Living - Conservatory
- Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

£205,000



Ground Floor

Porch
Entrance door and window to front.

Kitchen/Breakfast Room
2.96m (9'9") x 1.75m (5'9")
Fitted with a matching range of base and eye level units with worktop space over with matching breakfast bar, gas hob with extractor hood over and built in double electric fan assisted oven, sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, tiled flooring, ceiling spotlights and double-glazed window to rear.

Lounge/Diner
7.28m (23'8") max x 3.88m (12'7")
Double glazed window to front, understairs storage cupboard, two radiators, fireplace with electric log effect burner, stairs to first floor and double-glazed double doors to:

Conservatory

Double glazed door to rear, double glazed windows to rear and side, tiled flooring, eye level and base units with worktop space over and space for tumble dryer, electric heater.

First Floor

Landing
Storage cupboard and double-glazed feature window to side.

Bedroom 1
3.74m (12'3") x 3.89m (12'7") max
Two double glazed windows to front, built in wardrobes and radiator.

Bedroom 2
3.43m (11'3") x 2.09m (6'10") max
Double glazed window to rear and radiator.

Bathroom

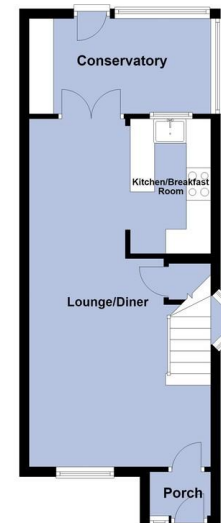
Fitted with three-piece suite comprising bath with hand shower attachment over, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to rear.

Outside

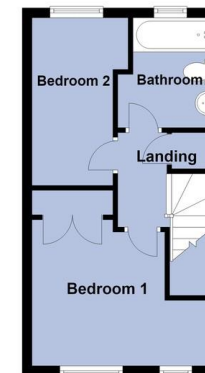
The property has an enclosed front and rear garden. The rear garden is mainly laid to lawn, with a patio area and rear gate access to the parking and garage.

EPC RATING C

Ground Floor



First Floor



Total area: approx. 64.8 sq. metres (697.1 sq. feet)



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.