T Payne & Co
SALES & LETTINGS

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High Street, Chatteris, Cambs, PE16 6NP

Central Location - Semi Detached House - 3 Bedrooms - Kitchen - 2 Reception Rooms - Family Bathroom - Ground Floor WC/Utility & Rear Lobby - Low Maintenance Rear Garden - Call To View (01354) 606700

£220,000







Ground Floor

Dining Area
3.64m (11'11") x 3.52m (11'7")
Double glazed entrance door to front, double glazed window to front and radiator.

Kitchen Area
3.80m (12'6") x 3.64m (11'11")
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink with double drainer and tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in electric hob with extractor hood over, window to rear and radiator.

Living Room
7.42m (24'4") x 3.70m (12'2")
Double glazed window to front, double glazed window to rear, fireplace, four radiators and stairs to.

Rear Lobby
2.56m (8'5") x 2.26m (7'5")
Double glazed window to front, window to rear, radiator, vinyl flooring, double glazed double doors to garden, door to:

WC/Utility Area
Fitted with WC and wall mounted wash hand basin, window to side, vinyl flooring, plumbing for washing machine, space for tumble dryer and bi-fold door.

First Floor

Landing
Double glazed window to side, radiator and doors to:

Bedroom 1
3.70m (12'2") x 3.52m (11'7")
Double glazed window to front and radiator.

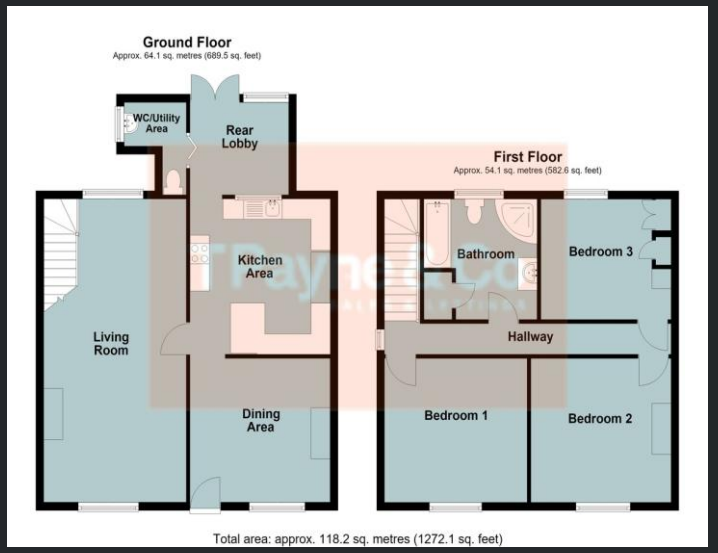
Bedroom 2
3.66m (12') x 3.52m (11'7")
Double glazed window to front, radiator and exposed floorboards.

Bedroom 3
3.21m (10'6") x 2.91m (9'7")
Double glazed window to rear, built-in wardrobes and radiator.

Bathroom
Fitted with four piece suite comprising, bath with tiled surround, wash hand basin with storage under and tiled splashbacks, corner shower enclosure and WC, double glazed window to rear, airing cupboard, heated towel rail and exposed floorboards.

Outside
A side gate leads to the rear garden which is mainly laid to artificial lawn, decked area, pond with fish, patio, planted borders and a timber shed.

EPC Rating: G



The Property Ombudsman

Call to arrange a viewing 01354 696700

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.

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