



66 London Road, Chatteris, Cambs, PE16 6LS

Generous Plot - Detached House - 3 Double Bedrooms - Kitchen/Breakfast Room & 2 Reception Rooms - Ground Floor WC - First Floor Bathroom - Established Front & Rear Garden(s) - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

£375,000



Ground Floor
Entrance Hall
 2.45m (8') x 2.00m (6'7")
 Entrance door and window to front, fitted carpet, electric storage heater, stairs to first floor and sliding door to:

Kitchen
 3.58m (11'9") x 3.35m (11')
 Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, electric hob with extractor hood over, oven and built-in microwave, plumbing for washing machine, space for fridge/freezer and dishwasher, double glazed window to rear and open plan to:

Breakfast Area
 3.31m (10'10") x 2.61m (8'7")
 Fitted cupboard/shelving unit, electric storage heater and storage cupboard.

Lounge 5.91m (19'5") x 3.23m (10'7")
 Double glazed window to front, fireplace, fitted carpet, electric storage heater and double door to:

Dining Room
 3.59m (11'9") x 3.21m (10'6")
 Fitted carpet, electric storage heater and sliding door to rear.

WC
 1.53m (5') x 1.22m (4') Fitted two-piece suite comprising a vanity wash hand basin and low-level WC, tiled walls and double-glazed window to front.

First Floor
Landing
 Airing cupboard and door to:

Bedroom 1
 3.60m (11'8") x 3.13m (10'3") max
 Double glazed window to front, fitted wardrobe(s) and dressing table, fitted carpet and electric storage heater.

Bedroom 2
 3.52m (11'7") x 2.63m (8'8") max
 Double glazed window to rear, fitted wardrobe(s), vanity wash hand basin, fitted carpet and electric storage heater.

Bedroom 3
 2.99m (9'10") x 2.49m (8'2") max
 Double glazed window to front, fitted wardrobe(s), fitted carpet and electric storage heater.

Bathroom
 2.08m (6'10") x 1.68m (5'6")
 Fitted with three-piece suite comprising a bath with electric shower attachment over, pedestal wash hand basin and low-level WC, tiled walls, electric storage heater, vinyl flooring and double-glazed window to rear.

Outside
 The property is situated on a generous plot, with established front and rear garden(s) mainly laid to lawn with trees, shrubs and plants. There is also a driveway to the front, leading to the single garage.

EPC - TBC



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.

