



## New Road, Chatteris, Cambs, PE16 6BT

Central Location – Mid Terraced House - 3 Bedrooms - Kitchen, Lounge & Dining Room – Lean-To - Ground Floor  
Bathroom – Enclosed Rear Garden - Call To View - (01354) 696700

**£210,000**



**Ground Floor**

**Lounge**

3.63m (11'11") x 3.33m (10'11")  
 Double glazed entrance door, double glazed bay sash window to front, fireplace with multi-fuel burner, radiator, laminate flooring, door to:

**Dining Area**

3.63m (11'11") x 3.33m (10'11")  
 Radiator, laminate flooring, stairs to first floor, under-stairs storage cupboard, open plant with kitchen and door to Lean-to.

**Kitchen**

3.22m (10'7") x 2.10m (6'11")  
 Fitted with a range of base units with worktop space, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range style cooker with extractor hood over, window to side, laminate flooring and door to:

**Bathroom**

2.30m (7'7") x 2.10m (6'11")  
 With panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin and low-level WC, double glazed window to side, built-in boiler cupboard and door to:

**WC**

Double glazed window to rear, and low level WC.

**Lean-to**

Window and door to rear garden.

**First Floor**

**Bedroom 1**

3.63m (11'11") x 3.35m (11')  
 Double glazed sash window to front, ornamental fireplace, radiator and over stairs storage cupboard.

**Bedroom 2**

3.62m (11'11") x 3.35m (11')  
 Double glazed sash window to rear, radiator and over stairs storage cupboard, door to:

**Bedroom 3**

3.09m (10'2") x 2.12m (6'11")  
 Double glazed window to rear and radiator.

**Outside**

The enclosed front garden is laid to gravel with pathway to front entrance door. The enclosed rear garden is mainly laid to lawn with patio area and timber shed.

EPC Rating- TBC



**Call to arrange a viewing 01354 696700 TPayne & 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.