



Curlew Avenue, Chatteris, Cambs, PE16 6PL

No Upward Chain! - Close To Town Centre - Semi Detached House - 3/4 Bedrooms - Kitchen & Open Plan Lounge/Diner - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

**£225,000**



#### Ground Floor

Hall  
Entrance door to side.

Kitchen  
2.93m (9'7") x 2.20m (7'3")  
Fitted with a matching range of base and eye level units with worktop space over, cooker with extractor hood over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, vinyl flooring and window and door to rear.

Dining Area  
3.50m (11'6") x 2.96m (9'9")  
Window to front, fitted carpet, radiator, open plan to:

Lounge Area  
4.33m (14'2") x 3.24m (10'8")  
Fitted carpet, radiator, stairs to first floor and sliding door to rear.

Family Room / Bedroom 4  
4.73m (15'6") x 2.49m (8'2")  
Window to front, fitted carpet and radiator.

WC  
Fitted with two-piece suite comprising, wash hand basin and low-level WC, radiator and window to front.

#### First Floor

Landing  
Fitted carpet and door to:

Bedroom 1  
3.94m (12'11") x 3.31m (10'10")max  
Window to rear, fitted carpet, radiator and door to:

En-suite  
Fitted with three-piece suite comprising with shower, pedestal wash hand basin and low-level WC, radiator, vinyl flooring and window to rear.

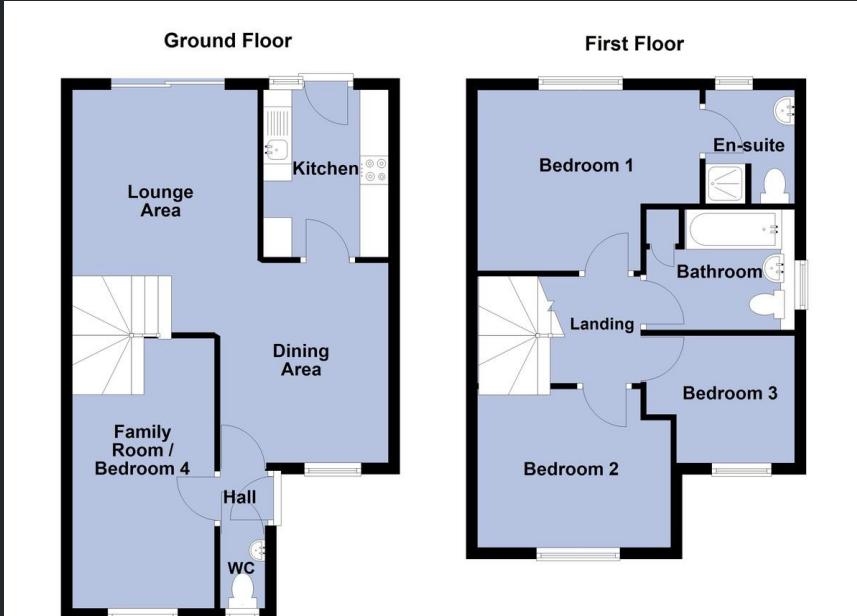
Bedroom 2  
3.45m (11'4") x 2.64m (8'8") max  
Window to front, fitted carpet and radiator.

Bedroom 3  
2.61 m (8'7") x 2.31m (7'7") max  
Window to front and radiator.

Bathroom  
Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, storage cupboard, radiator, vinyl flooring and window to side.

Outside  
The property has a driveway to the front and side gate access into the enclosed rear garden. The garden is partly laid to patio and partly laid to lawn.

EPC Rating - C



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.