T Payne & Co
SALES & LETTINGS

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King Edward Road, Chatteris, Cambs, PE16 6NG

Central Location - Detached House - 3 Double Bedrooms - Kitchen & 2 Reception Rooms - Ground Floor WC & First Floor Bathroom - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

£225,000







Ground Floor

Entrance Hall
2.89m (9'6") x 2.07m (6'9")
Entrance door, stairs to first floor and door to:

Kitchen
4.19m (13'9") x 3.16m (10'3")max
Fitted with a matching range of cupboards, gas hob and double oven with extractor hood over, 1+1/2 bowl sink, integrated fridge, radiator, tiled flooring, ceiling spotlights, double glazed window to side and double-glazed door and window to sunroom.

Lounge
3.30m (10'10") x 3.27m (10'9")
Double glazed bay window to front, fireplace, fitted carpet and radiator.

Dining Room
3.62m (11'11") x 3.21m (10'6")
Double glazed window to side and rear, fireplace, storage cupboard and radiator.

Sun Room
3.43m (11'2") x 2.61m (8'7") max
Double glazed double doors to side, double glazed windows to side and rear, electric heater, tiled flooring and door to:

WC
Double glazed window to side, wash hand basin, low-level WC and tiled flooring.

First Floor

Landing
Double glazed window to front and side and door to:

Bedroom 1
3.47m (11'5") x 3.21m (10'6") max
Double glazed window to side and rear, fireplace, fitted carpet, storage cupboard and radiator.

Bedroom 2
3.30m (10'10") x 3.28m (10'9")
Two double glazed windows to front, fireplace, fitted carpet and radiator.

Bedroom 3
2.65m (8'8") x 3.20m (10'4")max
Double glazed window to rear, fitted carpet and radiator.

Bathroom
1.80m (5'11") x 1.78m (5'10")
Fitted with three-piece suite with comprising a bath, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, vinyl flooring, ceiling spotlights and double glazed window to side.

Outside
The property has off road parking to the front, and an enclosed garden to the rear which is mostly laid to lawn with a patio area.

EPC - TBC



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.