



The Elms, Chatteris, PE16 6JN

Beautifully Presented - Semi Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - First Floor
Shower Room - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

£260,000



Ground Floor

Entrance Hall
4.33m (14'2") x 1.74m (5'9")
Double glazed entrance door and window to front, vinyl flooring, radiator, stairs to first floor, and opening to:

Kitchen/Diner
3.97m (13') x 3.09m (10'2")
Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, sink, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, storage cupboard, vinyl flooring, ceiling spotlights and double-glazed window to front.

Lounge
5.03m (16'6") x 3.30m (10'10") max
Two double glazed windows to rear, fitted carpet, radiator and double-glazed door to side.

First Floor

Landing
Double glazed window to side, fitted carpet, storage cupboard, built in wardrobe and oak door(s) to all bedrooms, shower room and cupboards.

Bedroom 1
3.49m (11'5") x 3.14m (10'4") max
Double glazed window to front, fitted carpet and radiator.

Bedroom 2
2.85m (9') x 3.14 (10'4") max
Double glazed window to rear, built in wardrobe, fitted carpet and radiator.

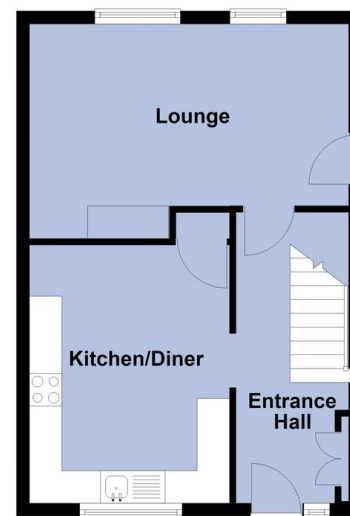
Bedroom 3
2.27m (7'5") x 1.98m (6'6")
Double glazed window to rear, fitted carpet and radiator.

Shower Room
1.73m (5'8") x 1.52m (5')
Fitted three-piece suite comprising a shower cubicle, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, vinyl flooring and double-glazed window to front.

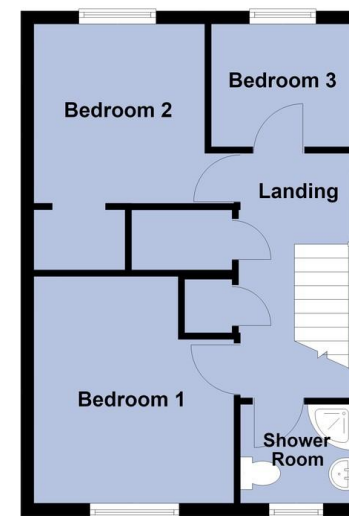
Outside
The property has a driveway to the front and side providing ample parking for several vehicles, beyond the side gates you can access the single garage and enclosed rear garden. The garden is mostly laid to lawn with a patio area and shed which will remain.

EPC - TBC

Ground Floor



First Floor



Total area: approx. 73.0 sq. metres (786.1 sq. feet)



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.