



## Plover Close, Chatteris, Cambs, PE16 6PP

Close To Local Amenities - Detached House - 3 Bedrooms - Refitted Kitchen - Lounge & Conservatory - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

**£280,000**



#### Ground Floor

**Entrance Hall**  
Entrance door, radiator, stairs to first floor and door to:

**Kitchen/Diner**  
6.43m (21'1") x 2.69m (8'10") max  
Fitted with a matching range of base and eye level units with worktop space over, sink with splashbacks, gas hob with extractor hood over and double oven, integrated fridge/freezer, dishwasher and washing machine, radiator, vinyl flooring, ceiling spotlights and double-glazed window to front and rear and double-glazed door to side.

**Lounge**  
4.65m (15'3") x 4.55m (14'11") max  
Double glazed window to front, fitted carpet, storage cupboard, two radiators and double doors to:

**Conservatory**  
3.92m (12'8") x 3.06m (10') max  
Double glazed double door to side, double glazed windows to side and rear, radiator and tiled flooring.

#### WC

1.76m (5'9") x 0.90m (2'11") Fitted with two-piece suite comprising wash hand basin and low-level WC, part tiled walls, radiator and double-glazed window to side.

#### First Floor

**Landing**  
Double glazed window to rear, fitted carpet, boiler cupboard and door to:

**Bedroom 1**  
3.62m (11'11") x 3.30m (10'8")  
Double glazed window to front, fitted carpet, fitted wardrobe(s), radiator and door to:

**En-suite**  
1.84m (6') x 1.59m (5'3")  
Fitted three-piece suite comprising a shower, vanity wash hand basin and low-level WC, heated towel rail, vinyl flooring, ceiling spotlights and double-glazed window to side.

**Bedroom 2**  
3.59m (11'9") x 3.58m (11'7") max  
Double glazed window to front, fitted carpet and radiator.

#### Bedroom 3

2.57m (8'5") x 1.92m (6'4")  
Double glazed window to rear, fitted carpet and radiator.

**Bathroom**  
1.85m (6'1") x 1.83m (6')  
Fitted three-piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled walls, radiator, vinyl flooring and double-glazed window to rear.

**Outside**  
The property has a driveway to the front, leading to the single garage. There is side door access into the enclosed rear garden, which is partly laid to lawn, with two slabbed areas.

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.