



Mayfly Close, Chatteris, Cambs, PE16 6PF

Mid-Terraced House - 2 Bedrooms - Kitchen & Lounge/Diner - Bathroom - 2 Allocated Parking Spaces -
Enclosed Rear Garden - Call To View - (01354) 696700

£185,000



Ground Floor

Entrance Vestibule
Laminate flooring and door to:

Lounge/Diner
8.06m (26'5") x 3.99m (13'1") max
Double glazed box window to front, two single radiators, laminate flooring, stairs to first floor, double glazed double doors to garden and door to:

Kitchen
3.03m (9'11") x 1.73m (5'8")
Fitted with a matching range of base and eye level units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge freezer, electric fan assisted oven, four ring gas

hob with extractor over, double glazed window to rear, single radiator and laminate flooring.

First Floor

Landing
Airing cupboard, storage cupboard with radiator and stairs to ground floor.

Bedroom 1
4.00m (13'1") x 2.5m (8'5") 3.20m max
Two double glazed windows to front laminate flooring and single radiator.

Bedroom 2
3.04m (10') x 2.03m (6'8")
Double glazed window to rear, single radiator and laminate flooring.

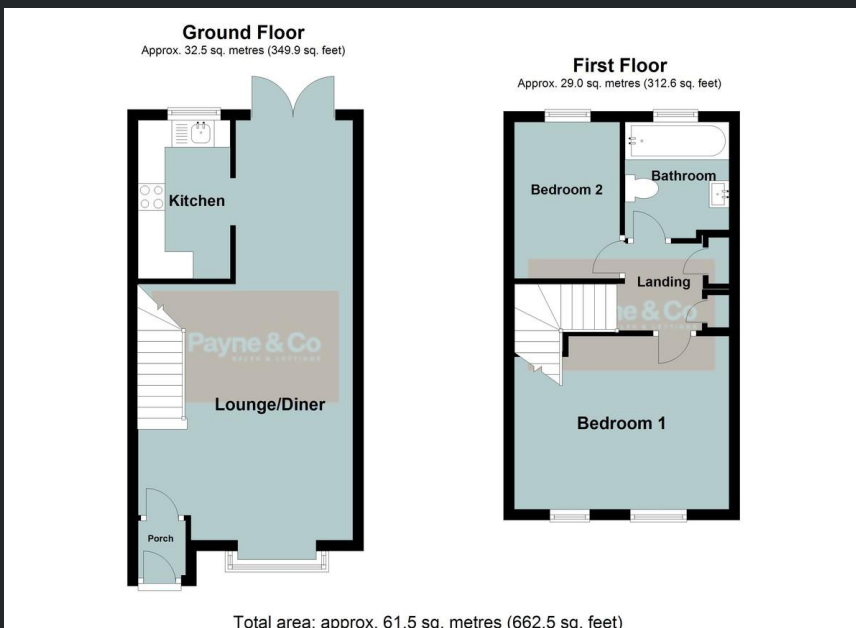
Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to rear and tiled flooring.

Outside

The front garden is mainly laid to gravel with slabbed pathway leading to the entrance door, the enclosed rear garden is laid to lawn and patio area with small shed. There are two allocated parking spaces to the front of the property. An EV charging point has also been installed.

EPC Rating - C



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.