



## Waterfields, Chatteris, Cambs, PE16 6PU

No Upward Chain - Semi Detached Bungalow - Positioned In A Cul De Sac Location - 2 Bedrooms - Kitchen - Lounge & Conservatory - Shower Room - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

**£220,000**



**Entrance Hall**  
Double glazed entrance door, boiler cupboard, airing cupboard, radiator and door leading to bedrooms, bathroom and lounge/diner:

**Kitchen**  
2.89m (9'6") x 2.68m (8'10")  
Fitted matching range of eye and base units, stainless steel sink with tiled splash backs, space for cooker with extractor hood over, space for under worktop fridge/freezer, vinyl flooring, double glazed window to front and side and single-glazed door into conservatory.

**Lounge/Diner**  
4.89m (16'1") x 3.28m (10'9")  
Electric fireplace, laminate flooring, two radiators and double-glazed sliding doors, leading to the conservatory.

**Conservatory**  
4.55m (14'11") x 2.26m (7'41")  
Tiled flooring, double glazed windows to sides and rear and single sliding double-glazed door onto the garden.

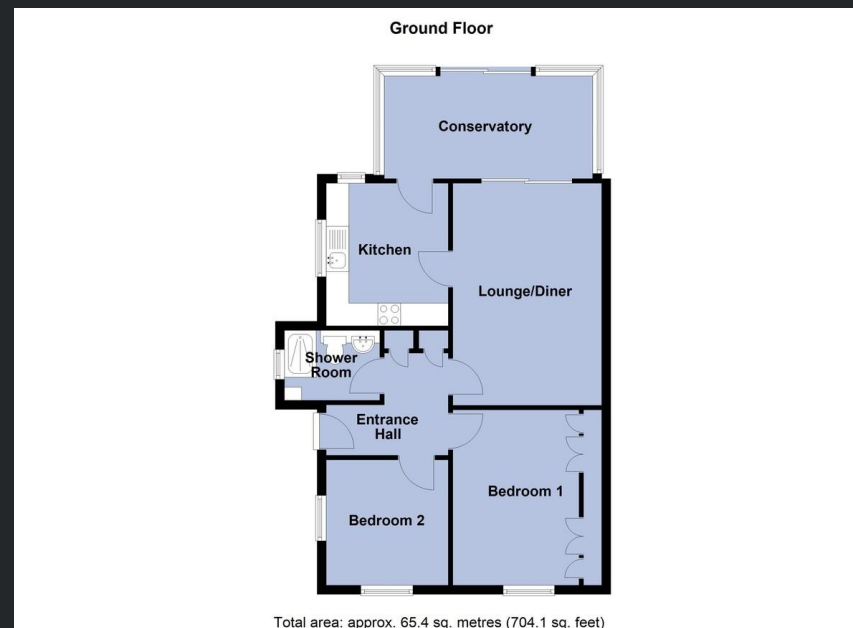
**Bedroom 1**  
3.86m (12'8") x 3.28m (10'9")  
Fitted carpet, fitted wardrobe(s), radiator and double-glazed window to side.

**Bedroom 2**  
2.76m (9'1") x 2.69m (8'10")  
Double glazed window to front and side, fitted carpet and radiator.

**Shower Room**  
2.10m (6'11") x 1.64m (5'5")  
Fitted with a shower cubicle, vanity wash hand basin and WC, tiled walls, heated towel rail and double-glazed window to front.

**Outside**  
There is a long driveway to the front leading to the single garage. The property has a garden to the front with a hedge and rear comprising of lawn, tree, and flower borders. To the rear there is also a hard standing area, with space for a shed. A Greenhouse. Slabbed, footpath.

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.