



St. Francis Drive, Chatteris, PE16 6BS

Sought After Location - Semi Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear & Side Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

£265,000



Ground Floor

Entrance Hall

3.12m (10'3") x 1.92m (6'2") max
Entrance door, radiator, stairs to first floor and door to:

Kitchen/Diner

5.59m (18'4") x 3.02m (9'9") max
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, gas hob with extractor hood over and double oven, integrated slimline dishwasher, plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring and double-glazed window to front and double doors to rear.

Lounge

5.60m (18'4") x 3.12m (10'3")
Double glazed window to front, fitted carpet, two radiators and double-glazed double door to rear.

WC

1.72m (5'6") x 1.46m (4'7") max
Two-piece suite comprising corner wash hand basin with tiled splashback and low-level WC, radiator, built-in cupboard and double-glazed window to front.

First Floor

Landing

Double glazed window to rear, radiator, boiler cupboard and door to:

Master Bedroom

3.99m (13') x 3.50m (11'4") max
Two double glazed windows to front, fitted carpet, built-in wardrobe(s), radiator and door to:

En-suite

2.23m (7'4") x 1.84m (6') max
Fitted three-piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, radiator and double-glazed window to front.

Bedroom 2

3.81m (12'5") x 3.09m (10'1") max
Double glazed window to front, built-in wardrobe(s), fitted carpet and radiator.

Bedroom 3

2.74m (9') x 2.11m (6'11")
Double glazed window to rear, fitted carpet and radiator.

Bathroom

1.95m (6'5") x 1.68m (5'6") max
Fitted three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, vinyl flooring and double-glazed window to rear.

Outside

The property has a driveway to the front / side leading to the single garage. There is an enclosed rear garden which is partly laid to lawn, with decked and stoned areas as well as a patio.

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.