



**Gull Way, Chatteris, Cambs, PE16 6DT**

Close To Local Amenities - End Terraced House - 3 Bedrooms - Kitchen & Lounge/Diner - First Floor Bathroom - Enclosed Rear Garden - Off Road Parking - No Upward Chain - Call To View (01354) 696700

**£220,000**



#### Ground Floor

Entrance Hall  
Entrance door, single radiator and stairs leading to the first floor.

Kitchen  
2.60m (8'5") x 2.41m (7'9")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge and cooker, double glazed window to front, single radiator and vinyl flooring.

Lounge/Diner  
4.92m (16'1") x 4.53m (14'8")max  
Double glazed window to rear, fireplace surround, two single radiators, under stairs cupboard and double doors leading to the rear garden.

#### First Floor

Landing  
Double glazed window to side and airing cupboard.

Bedroom 1  
4.03m (13'2") x 2.59m (8'4")  
Double glazed window to rear and single radiator.

Bedroom 2  
3.32m (10'8") x 2.42m (7'9")  
Double glazed window to front and single radiator.

Bedroom 3  
2.73m (8'9") x 1.87m (6'1")  
Double glazed window to rear and single radiator.

Bathroom  
Fitted with three-piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, single radiator, vinyl flooring and double glazed window to front.

#### Outside

The property offers off road parking to the side, a gate provides access to an enclosed low maintenance rear garden comprising of patio and gravel areas and shrub borders.

EPC- D

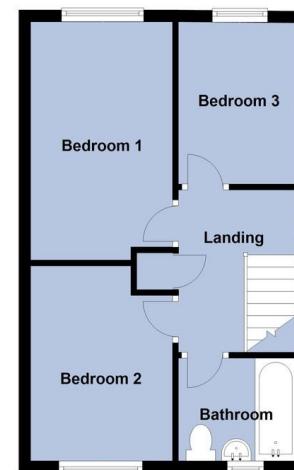


#### Ground Floor



Plans are for representational purposes only  
Plan produced using PlanUp.

#### First Floor



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.



Call to arrange a viewing 01354 696700 **TPayne & Co**  
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