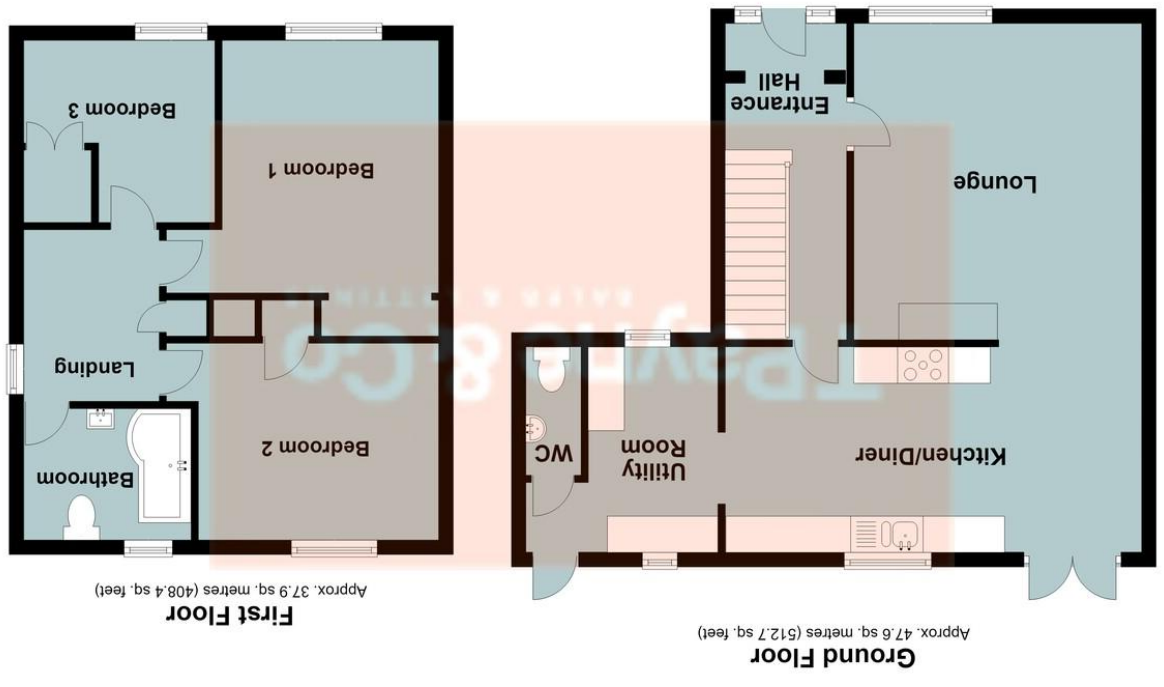


Total area: approx. 85.6 sq. metres (921.0 sq. feet)

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.

The Property Ombudsman

Ground floor

First floor

TPayne & Co
SALES & LETTINGS

Chatteris Office
6 High Street, Chatteris PE16 6BE

Wisbech Office
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Fairway, Chatteris, Cambs, PE16 6SX

Immaculately Presented - Semi-Detached House - 3 Bedrooms - Kitchen/Diner - Lounge - Utility Room - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Viewing Recommended! - Call To View - (01354) 696700

£275,000







Ground Floor

Entrance Hall
Double glazed entrance door with side windows to front, feature radiator, wood effect vinyl flooring and stairs to first floor.

Lounge
4.36m (14'4") max x 3.89m (12'9")
Double glazed window to front, feature radiator, wood effect vinyl flooring and opening to:

Kitchen/Diner
5.75m (18'10") x 2.83m (9'3")
Double glazed window and double doors to garden, fitted with a matching range of base and eye level units with worktop space over, worktops with matching splashbacks, 1+1/2 bowl sink, built-in dishwasher, space for fridge/freezer, built-in electric oven, built-in five ring hob with extractor hood over, built-in microwave, feature radiator and wood effect vinyl flooring.

Utility Area
2.83m (9'3") x 2.00m (6'7")

Double glazed window to rear and front, worktop space, plumbing for washing machine, space for tumble dryer, wood effect vinyl flooring, double glazed rear door to garden.

WC
Fitted with wash hand basin and low-level WC.

First Floor

Bedroom 1
3.82m (12'6") x 3.48m (11'5") max
Double glazed window to front, feature radiator and wardrobe area

Bedroom 2
3.32m (10'11") x 2.71m (8'11") max
Double glazed window to rear built-in cupboard and feature radiator.

Bedroom 3
2.66m (8'9") max x 2.51m (8'3")max
Double glazed window to front, built in cupboard and feature radiator.

Bathroom
Frosted double glazed window to rear, P shaped bath with shower over and glass screen, wash hand basin with cupboard under, low level WC, heated towel rail, tiled floor and fully tiled wall.

Outside
There is driveway parking to the front for several vehicles. A side gate gives access to the enclosed rear garden which has raised patio area, lawn area and an additional patio area to the bottom with timber shed.

EPC Rating: C

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