



Curlew Avenue, Chatteris, Cambs, PE16 6PL

No Upward Chain! - Popular Location - Mid Terraced House - 2 Bedrooms - Kitchen & Lounge/Diner - Bathroom -
Low Maintenance Front & Rear Gardens - 2 Allocated Parking Spaces - Call To View (01354) 696700

£175,000



Ground Floor

Entrance Hall
Double glazed entrance door and window to front, single radiator, vinyl flooring, stairs to first floor and door to:

Kitchen
3.08m (10'1") x 1.82m (6')
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/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to front and tiled flooring.

Lounge/Diner max
4.05m (13'3") x 3.82m (12'6")
Double glazed window to rear, under-stairs storage cupboard, single radiator, vinyl flooring and double glazed double doors to garden.

First Floor

Landing
Airing cupboard, vinyl flooring and doors to:

Bedroom 1
3.82m (12'6") x 3.65m (11'7") max
Two double glazed windows to front, built-in wardrobe with sliding door, built-in bed, vinyl flooring and radiator.

Bedroom 2
3.49m (11'5") x 2.02m (6'7")
Double glazed window to rear, vinyl flooring and door to:

Bathroom
Fitted with three piece suite comprising, P shaped panelled bath with electric shower over and glass screen, wall mounted wash hand basin and low-level WC, fully tiled walls, heated towel rail and double glazed window to rear.

Outside

The property has a small lawn to the front with pathway leading to the front entrance door. The enclosed rear garden is laid to patio and artificial grass. A rear gate gives access to the 2 allocated parking spaces with a timber shed.

EPC Rating: TBC



Call to arrange a viewing **01354 696700**

TPayne & 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.