



Station Street, Chatteris, Cambs, PE16 6NB

Close To Local Amenities - Detached House - 3 Bedrooms - Kitchen/Breakfast Room & Lounge - Ground Floor WC & Utility - First Floor Bathroom & En Suite - Enclosed Garden - Driveway & Garage To Rear - No Upward Chain - Call To View (01354) 696700

£310,000



Ground Floor

Entrance Hall

Double glazed entrance door, laminate flooring, stairs to first floor and doors to:

Kitchen/Breakfast Room

5.31m (17'5") x 2.83m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, extractor fan, integrated fridge, built-in eye level electric fan assisted oven, built-in induction hob with extractor hood over, double glazed window to front, laminate flooring, two double glazed window to side and double glazed double doors to garden.

Utility

1.92m (6'4") x 1.92m (6'4")

With worktop space, plumbing for washing machine, space for tumble dryer, laminate flooring and double-glazed door to rear.

Lounge

5.31m (17'5") x 3.47m (11'5")

Double glazed window to rear, double glazed window to side, double glazed window to front and radiator.

WC

Fitted with two-piece suite comprising wash hand basin and low-level WC, extractor fan, tiled splashbacks and laminate flooring.

First Floor

Landing

Stairs to ground floor, airing cupboard and doors to:

Master Bedroom

3.54m (11'7") x 3.16m

Double glazed window to front, double glazed window to side, single radiator, fitted wardrobes and drawers and door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, fully tiled walls, heated towel rail, extractor fan and double glazed window to front.

Bedroom 2

3.16m (10'4") x 2.89m

Double glazed window to front, built-in wardrobes with sliding doors and radiator.

Bedroom 3

2.85m (9'4") x 2.05m (6'9")

Double glazed window to side and radiator.

Bathroom

Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, extractor fan and laminate flooring.

Outside

The property has a single garage and driveway to the rear with a gate leading to the enclosed rear walled garden, which is mainly laid to lawn, patio area trees, shrubs with greenhouse and shed. A further gate leads to the front walled garden which is laid to lawn, pathway trees, planted borders and an outdoor garden room which is insulated and has electric and lighting.

EPC Rating: C



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.