



## Drake Avenue, Chatteris, Cambs, PE16 6DU

No Upward Chain! - Semi-Detached House - 3 Bedrooms - Kitchen - Lounger/Diner - Conservatory - Bathroom -  
Garage & Driveway Parking - Call To View (01354) 696700

**£230,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, double glazed window to front, radiator, stairs to first floor, door to:

##### Kitchen 2.62m (8'7") x 2.43m (8')

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, tumble dryer and cooker with a gas point, double glazed window to front, and tiled flooring.

##### Lounge/Diner

4.92m (16'2") x 4.53m (14'10") max Under-stairs storage cupboard, two radiators, double glazed window to rear and double glazed door to conservatory in addition to an air conditioning unit.

##### Conservatory

Brick and uPVC double glazed construction, tiled flooring, double glazed double doors to garden.

#### First Floor

##### Landing

Double glazed window to side, airing cupboard and doors to:

##### Bedroom 1

3.89m (12'9") x 2.48m (8'2") Double glazed window to rear, fitted with a range of wardrobes with sliding doors and single radiator.

##### Bedroom 2

3.59m (11'9") x 2.80m (9'2") max Double glazed window to front and radiator.

##### Bedroom 3

2.75m (9') x 1.99m (6'7") Double glazed window to rear and radiator.

#### Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and hand shower attachment with shower curtain, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, tiled flooring and double glazed window to front.

#### Outside

The property has a single garage with up and over door and access door from the rear garden with ample driveway parking to the front. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with raised beds, trees, shrubs and a timber shed.

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.