



St. James Close, Chatteris, PE16 6FJ

Sought After Location - Detached Bungalow - 2 Bedrooms - Kitchen/Diner - Lounge - Ensuite To Master & Bathroom - Enclosed Rear Garden - Garage & Driveway - No Upward Chain - Call To View (01354) 696700

£310,000



Ground Floor

Entrance Hall
Built in storage cupboard, single radiator and laminate flooring.

Lounge
5.71m (18'7") x 3.12m (10'2")
Double glazed window to rear, two single radiators, laminate flooring and double doors leading to the garden.

Kitchen/Diner
4.64m (15'2") x 3.74m (12'2")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, double glazed window to rear, double glazed window to side, single radiator and laminate flooring.

Bedroom 1
3.74m (12'2") x 2.71m (8'8")
Two double glazed windows to front, two single radiators and fitted carpet.

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, part tiled walls, double glazed window to side, single radiator and vinyl flooring.

Bedroom 2
3.10m (10'1") x 2.35m (7'7")
Double glazed window to front, single radiator and laminate flooring.

Bathroom
Fitted with three piece suite comprising panelled bath, wash hand basin and WC, part tiled walls, double glazed window to side, single radiator and tiled flooring.

Garage
Connected with power and lighting and installed with an up and over door.

Outside
To the front of the property is a low maintenance front garden comprising shingle and planted shrubs, there is also a paved path leading to the front door. A side gate allows access to an endose rear garden which wraps around the property, mainly comprising of lawn, patio and planted shrubs.

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.

