



Hilda Clarke Close, Chatteris, Cambs, PE16 6TH

Semi Detached Bungalow - 2 Double Bedrooms - 2 Reception Rooms - Double Glazed Garden Room - Kitchen & Utility Area - Wet Room - Front & Rear Gardens - Driveway & Garage - Call To View (01354 696700)

£247,000



Entrance Hall
Double glazed entrance door, radiator and doors to:

Lounge
4.84m (15'11") x 3.35m (11')
Double glazed window to front and radiator.

Dining Room
3.06m (10') x 2.34m (7'8")
Double glazed window to side and radiator.

Kitchen
3.16m (10'4") x 2.15m (7'1")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for dishwasher, space for fridge and cooker, double glazed window to rear, radiator and access to utility.

Utility Area
2.15m (7'1") x 0.97m (32")
Plumbing for washing machine, Storage cupboard, combi boiler and double glazed door to side.

Bedroom 1
3.64m (11'11") x 3.04m (10')
Double glazed window to front, fitted wardrobes and radiator.

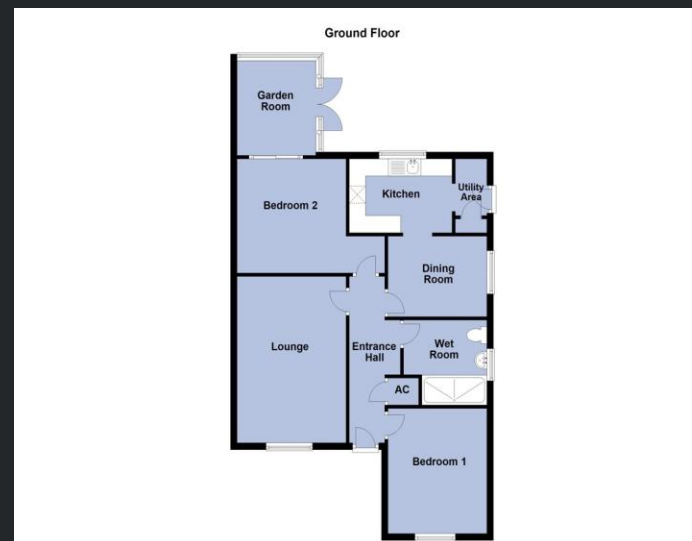
Bedroom 2
4.55m (14'11") max x 3.32m (10'11")
Radiator, double glazed sliding doors to garden room.

Garden Room
2.75m (9') X 2.42m (7'11")
Half brick and double-glazed construction, double glazed windows to rear and side, vertical radiator, insulated roof and double doors to garden.

Wet Room
With shower area, wall mounted wash hand basin, low-level WC and fully tiled walls, double glazed window to side, heated towel rail and extractor fan.

Outside
The property has driveway parking to the side leading to the single garage and additional hard standing space to the front along with a front garden laid to gravel. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with patio areas and small shed.

EPC RATING: D
COUNCIL TAX BAND: B



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.