



Dock Road, Chatteris, Cambs, PE16 6RE

No Upward Chain - Detached House - 4 Bedrooms - Kitchen & 2 Reception Rooms - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

£300,000



Ground Floor

Entrance Hall

Entrance door and window to front, radiator, storage cupboard, stairs to first floor and door to:

Kitchen

4.13m (13'7") x 2.49m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, integrated fridge, gas hob, double oven, radiator, vinyl flooring, radiator, window to rear and door to:

Utility

1.72m (5'8") x 1.47m (4'10")

Base units, stainless steel sink with tiled splashbacks, plumbing for washing machine, vinyl flooring and window to side.

Dining Room

3.06m (10') x 2.99m (9'10")

Window to rear, fitted carpet and radiator.

Lounge

5.94m (19'6") x 3.46m (11'4")

Double doors to rear, window to front, fireplace, fitted carpet and two radiators.

WC

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl flooring and window to front.

First Floor

Landing

Window to front, fitted carpet, airing cupboard and door to:

Bedroom 1

3.90m (12'10") x 3.30m (10'10") max

Window to rear, fitted carpet, radiator and door to:

En-suite

Fitted with three-piece suite comprising with shower, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and window to side.

Bedroom 2

3.47m (11'5") x 2.99m (9'10")

Window to rear, fitted carpet and radiator.

Bedroom 3

3.47m (11'5") x 2.90m (9'6")

Window to front, fitted carpet and radiator.

Bedroom 4

2.28m (7'6") x 2.08m (6'10")

Window to rear, fitted carpet and radiator.

Bathroom

Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, window to front, radiator, vinyl flooring, door to:

Outside

The property has a driveway and garage to the side. There is an enclosed rear garden which is partly laid to artificial grass, a patio area and gravelled area(s) with stepping stones.

EPC Rating: D

****This property is being sold on behalf of a corporate client. The property must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



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.