



## The Orchards, Chatteris, Cambs, PE16 6BX

Central Location - Detached Bungalow - 3 Bedrooms - Kitchen & Lounge/Diner - Conservatory - Wet Room - Front & Rear Gardens - Single Garage & Driveway - Call To View - (01354) 696700

**£300,000**



**Porch**  
Double glazed entrance door and tiled flooring.

**Kitchen** 3.66m (12') x 2.27m (7'5")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, double glazed window to front, radiator and tiled flooring.

**Hall**  
Two storage cupboards, radiator and doors to:

**Lounge/Diner**  
7.14m (23'5") max x 3.41m (11'2")  
Double glazed window to front, double glazed window to side and radiator.

**Wet Room**  
With tiled shower area, wall mounted wash hand basin with

tiled splashback and low-level WC, double glazed window to side and heated towel rail.

**Bedroom 1**  
3.52m (11'7") x 3.44m (11'3")  
Double glazed window to rear and radiator.

**Bedroom 2**  
2.94m (9'8") x 2.47m (8'1")  
Double glazed window to rear and radiator.

**Bedroom 3**  
2.94m (9'8") x 2.50m (8'2")  
Double glazed window to side and radiator.

**Garden Room**  
Double glazed doors to both sides, double glazed windows to sides and rear, radiator and vinyl flooring.

**Outside**  
The property has single garage (with electric door lighting and electric) and driveway parking in front with a lawned front garden. The enclosed rear garden is mostly laid to lawn with patio area and slate chipping borders.

**EPC RATING: 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.

