

## Lode Way, Chatteris, Cambs, PE16 6TN

Semi Detached House – 3 Bedrooms - Refitted Kitchen - Open Plan Lounge/Diner - Ground Floor WC - First Floor Bathroom & Wet Room - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

**£240,000**



#### Ground Floor

##### Entrance

Double glazed entrance door, radiator and laminate flooring.

##### Kitchen

2.92m (9'7") x 2.15m (7'1")  
Fitted with a matching range of base and eye level units with worktop space over, sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas hob with extractor hood over and oven and double-glazed window and door to rear.

##### Dining Area

3.45m (11'4") x 2.87m (9'5")  
Double glazed window to front, radiator, laminate flooring and open plan to:

##### Lounge Area

4.20m (13'9") x 3.20m (10'6")  
Double glazed double door, radiator, laminate flooring and stairs to first floor.

#### WC

1.32m (4'4") x 0.76m (2'6") Fitted with two-piece suite comprising, wash hand basin and low-level WC, radiator, tiled flooring and double-glazed window to front.

#### First Floor

##### Landing

2.81m (9'3") x 1.78m (5'10")  
Laminate flooring and door to:

##### Bedroom 1

4.02m (13'2") x 3.29m (10'10") max  
Double glazed window to rear, radiator, laminate flooring and door to:

##### Wet Room

1.90m (6'3") x 1.39m (4'7")  
Double glazed window to rear, electric shower and radiator.

##### Bedroom 2

3.40m (11'2") x 2.67m (8'9") max  
Double glazed window to front, radiator and laminate flooring.

#### Bedroom 3

2.64m (8'6") x 2.38m (7'10") max  
Double glazed window to front, radiator and laminate flooring.

#### Bathroom

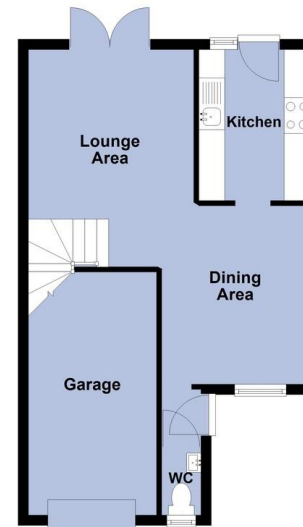
2.62m (8'7") x 2.04m (6'8") max  
Fitted with three-piece suite with comprising a bath, vanity wash hand basin and WC, tiled walls, airing cupboard, heated towel rail, tiled flooring and double-glazed window to side.

#### Outside

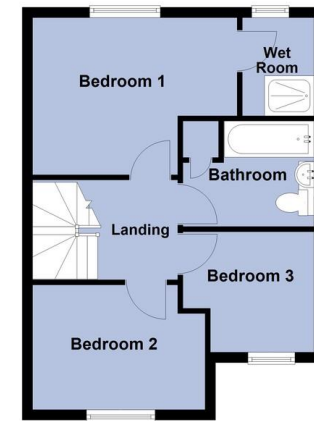
The property has a driveway to the front, leading to the integral single garage. There is also an enclosed rear garden mostly comprising of lawn and decking.

#### EPC - TBC

#### Ground Floor



#### First Floor



Total area: approx. 83.5 sq. metres (898.5 sq. feet)



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.