



## Beaufort Drive, Chatteris, Cambs, PE16 6RW

Beautifully Presented Detached House - 3 Bedrooms - Open Plan Living Room/ Kitchen - Shower Room and Bathroom - Enclosed Gardens And Roof Terrace - Off Road Parking For 2 Cars – EPC Rating C - Call To View (01354 696700)

**£250,000**



**Ground Floor**

**Entrance Hall**

Double glazed window to side, radiator, tiled flooring and open plan.

**Dining Room/ Bedroom**

3 3.76m (12'4") x 2.30m (7'7")  
Double glazed window to front, radiator and tiled flooring.

**Shower Room**

Double glazed window to side, recessed shower with fitted shower, wash hand basin with storage under, part tiled walls and low-level WC, airing cupboard, heated towel rail and tiled flooring.

**Open Plan Kitchen/ Living Room**  
7.50m (24'7") x 3.60m (11'10") max

Double glazed window to front, rear and side, radiators, tiled flooring, stairs to first floor, double glazed doors to gardens.

The kitchen is fitted with a range of base and eye level units with Corian moulded worktop and

splashback with sink, 4 ring induction hob with extractor hood over, built-in electric oven and microwave, integrated fridge drawers, integrated washing machine, wall mounted boiler concealed within wall unit.

**First Floor**

**Landing**

Storage cupboard, radiator, doors to:

**Bedroom 1** 3.59m (11'9") x 3.13m (10'3")

Double glazed window to rear, double glazed window to side and laminate flooring.

**Bedroom 2** 3.63m (11'11") x 2.92m (9'7")

Double glazed window to front, double glazed window to side, radiator and laminate flooring.

**Bathroom**

With panelled bath with shower attachment, mixer tap and pedestal wash hand basin, WC with hidden cistern, fully tiled

walls, double glazed window to side, heated towel rail and tiled flooring.

**Roof Terrace**

4.56m (15') x 3.79m (12'5")  
The roof terrace is enclosed with railings to the front, artificial grass and outside covered power point.

**Outside**

There are two allocated off road parking spaces to the front and a pathway to the entrance door. A side gate gives access to the enclosed gardens mainly laid to artificial lawn and decorative stone with mature shrubs and planted borders.

EPC Rating: C

**NOTE**

The property is located down a private road with monthly charges of £43.98 per calendar month.



**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.