



Burnsfield Estate, Chatteris, Cambs, PE16 6ET

Recently Updated - Semi-Detached House - 3 Bedrooms - Kitchen & Utility Area - Lounge - Re-Fitted Family Bathroom & Ground Floor WC - Enclosed Rear Garden With Outbuilding - Call To View (01354) 696700

£200,000



Ground Floor

Kitchen

4.91m (16'1") x 3.86m (12'8")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, space for cooker with newly fitted extractor hood over, built in larder cupboard, radiator, tiled flooring, under stairs storage cupboard, stairs to first floor, double glazed entrance door and window to front and double-glazed double door to rear.

Lounge

4.93m (16'2") x 3.36m (11')
Double glazed window to front and rear, decorative wood burner with surround, wooden flooring and radiator.

Rear Lobby

Double glazed door to side, tiled flooring and door to:

Utility Area

1.59m (5'3") x 1.53m (5')
Base level cupboard space with worktop over, stainless steel sink, plumbing for washing machine, space for tumble dryers and double-glazed window to rear.

WC

Low level WC, radiator, tiled flooring and double-glazed window to rear.

First Floor

Landing

Wooden flooring and door to:

Bedroom 1

4.55m (14'11") x 2.93m (9'6")
Double glazed window to front and rear, radiator and built in storage cupboard and wooden flooring.

Bedroom 2

3.90m (12'7") x 3.60m (11'8") max
Double glazed window to front, boiler cupboard, radiator and wooden flooring.

Bedroom 3

2.60m (8'6") x 2.35m (7'9")
Double glazed window to rear radiator and wooden flooring.

Bathroom

Recently re-fitted with three piece suite comprising walk in shower cubicle with aqua board splashback, vanity wash hand basin with storage under and low-level WC, part tiled walls, heated towel rail, wooden flooring and double-glazed window to side and rear.

Outside

The property has both front and rear enclosed gardens. The front garden comprising of some lawn and a pathway leading to the side gate and front door. The rear garden is mostly hardstanding with an outbuilding.

EPC - E



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.

