T Payne & Co
SALES & LETTINGS

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Lime Tree Gardens, Chatteris, Cambs, PE16 6GE

Guide Price - £290,000 - £300,000 -Cul De Sac Location - Close to Town Centre - Detached Bungalow - 2 Double Bedrooms - Kitchen/Breakfast Room - Lounge/Diner - Shower Room & En-suite to Master - Front & Rear Gardens - Single Garage & Driveway - No Upward Chain - Call To View (01354) 696700

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Entrance Hall

Double glazed entrance door, storage cupboard, airing cupboard and doors to:

Lounge/Dining Room

Double glazed window to front, two single radiators, laminate flooring, double glazed double doors to enclosed rear garden.

Kitchen/Breakfast Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel twin bowl sinks with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, built-in eye level electric fan assisted double oven, built-in four ring hob with extractor hood over, double glazed window to rear, single radiator and vinyl flooring.

Bedroom 1

Double glazed window to front, fitted with a range of wardrobes, single radiator and door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, extractor fan, double glazed window to side and vinyl flooring.

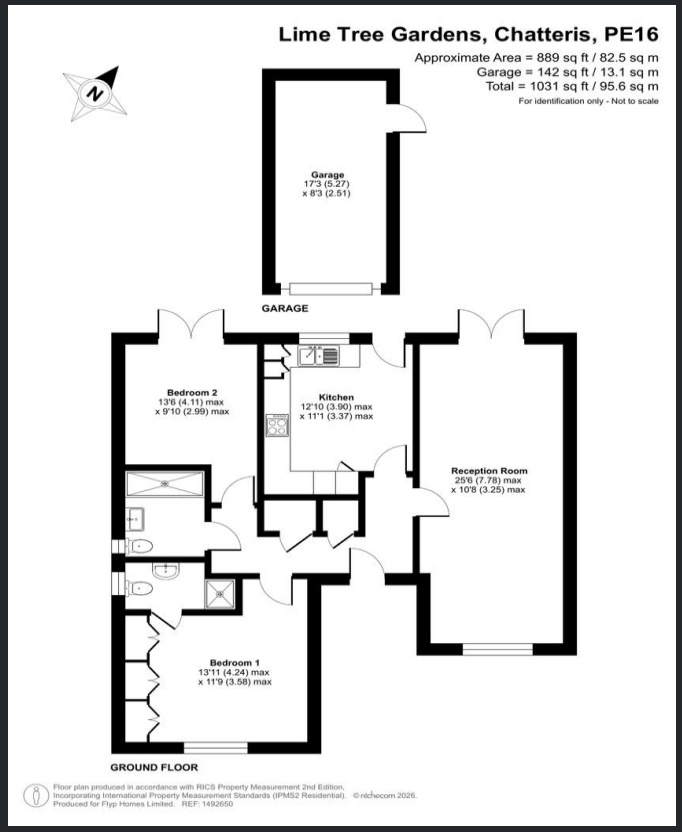
Bedroom 2

Single radiator, double glazed double doors to enclosed rear garden.

Shower Room
Fitted with three piece suite comprising large walk-in shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, extractor fan and vinyl flooring.

Outside
The property has a single garage with up and over door, power, light and rear door access from the garden in addition to driveway parking. A side gate gives access to the enclosed rear walled garden which is mainly laid to lawn with patio area, planted borders, trees and shrubs. The front, low maintenance garden mainly consists of small shrubs and stone chippings with pathway to the front entrance door.

EPC RATING: C



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.