



## St. Pauls Drive, Chatteris, PE16 6DG

New External Windows & Doors to Be Fitted - Property To Be Freshly Decorated Throughout - Detached House - 3 Bedrooms - Kitchen & Lounger/Diner - Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway To The Rear - Deposit £1,500.00 - Available Now - Council Tax Band C

# £1,300 pcm



## Ground Floor

### Entrance Hall

Double glazed entrance door, single radiator, stairs to first floor and doors to:

### WC

Double glazed window to side, fitted with two piece suite comprising, corner wall mounted wash hand basin and low-level WC, part tiled walls, single radiator and laminate flooring.

### Lounge Area

4.08M (13'4") X 3.95M (12'10")  
Double glazed box window to front, single radiator and open plan to:

### Dining Area

2.97m (9'9") x 2.70m (8'10")  
Single radiator and double glazed double doors to enclosed rear garden.

### Kitchen

2.97m (9'9") x 2.60m (8'6")  
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, integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in double oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, laminate flooring and door to side.

## First Floor

### Landing

Double glazed window to side, airing cupboard and doors to:

### Bedroom 1

3.95M (13') X 3.70M (12'1") MAX  
Double glazed window to front and single radiator.

### Bedroom 2

3.70M (12'2") X 3.10M (10'2") MAX  
Double glazed window to rear and single radiator.

## Bedroom 3

2.33M (7'8") X 2.07M (6'9")  
Double glazed window to rear and single radiator.

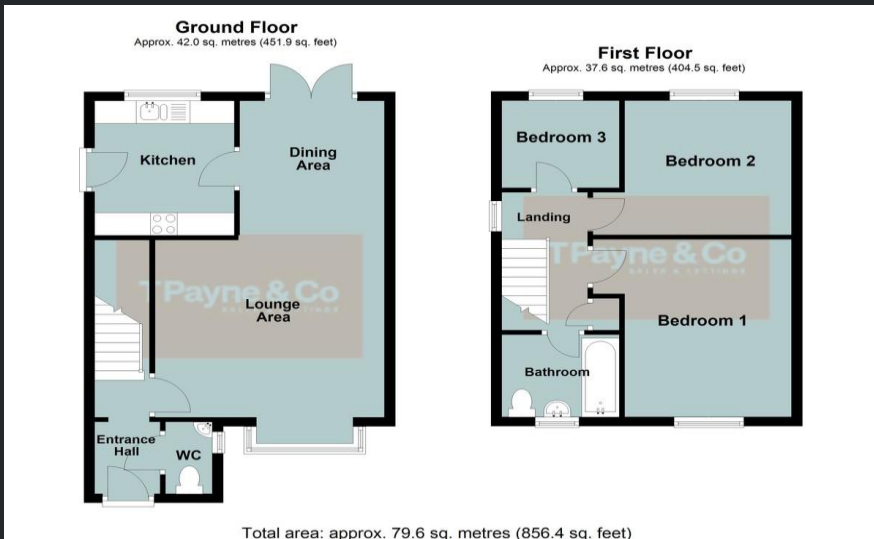
## Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, single radiator and laminate flooring.

## Outside

Situated on a corner plot, this property has a garage and driveway to the rear and access to the enclosed rear garden. This is mainly laid to lawn with patio area and pathway leading to the side door while a pathway leads to the front entrance door and front garden.

EPC Rating: C



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.