



Gull Way, Chatteris, Cambs, PE16 6DT

No Upward Chain! - Semi-Detached House - 3 Bedrooms - Kitchen - Lounge/Diner - Family Bathroom, En-Suite To Master & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway - EPC Rating: C - Call To View (01354) 696700

£240,000



Ground Floor

Dining Area

3.50m (11'6") x 2.95m (9'8")
Double glazed window to front, single radiator, open plan with lounge and door to kitchen.

Lounge Area

4.29m (14'1") x 3.24m (10'8")
Single radiator with under-stairs storage cupboard, open plan with dining area, double glazed sliding doors to garden.

Kitchen

2.95m (9'8") x 2.20m (7'2")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with splashbacks, plumbing for washing machine/dishwasher, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, single radiator, vinyl flooring and double glazed door to enclosed rear garden.

WC

Double glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback and single radiator.

Garage

With up and over door.

First Floor

Master Bedroom

3.28m (10'9") x 2.88m (9'5")
Double glazed window to rear, radiator and door to:

En-suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin with storage under and low level WC, double glazed window to rear.

Bedroom 2

3.46m (11'4") max x 2.72m (8'11")
Double glazed window to front and single radiator.

Bedroom 3

2.66m (8'9") max x 2.36m (7'9")
Double glazed window to front and single radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with separate shower over, wash hand basin with storage under, and low level WC, vinyl flooring, fully tiled walls, double glazed window to side, airing cupboard and single radiator.

Outside

The property has single garage and driveway parking to the front with a front garden laid to lawn with trees and shrubs. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, planted borders, timber shed, trees and shrubs.

EPC Rating: C



Call to arrange a viewing **01354 696700** **TPayne & 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.

