



Huntingdon Road, Chatteris, Cambs, PE16 6EF

Semi-Detached House - 4 Bedrooms - Kitchen - Lounge - Open Plan Dining Room & Conservatory - Family Bathroom & En-Suite - Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

£250,000



Ground Floor

Porch
Double glazed entrance door, double glazed window to front, tiled flooring, storage cupboard and door to:

Hall
Radiator, stairs to first floor, understairs storage cupboard and doors to:

Kitchen
3.06m (10') x 2.41m (7'11")
Fitted with matching base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, plumbing for washing machine and dishwasher, oven, gas hob, double glazed window to rear, radiator and tiled flooring.

Lounge
4.49m (14'9") x 3.09m (10'2")
Double glazed window to front, radiator, and fireplace with wooden surround, door to:

Dining Room
3.06m (10') x 2.52m (8'3")
Laminated flooring, radiator and open plan with conservatory, ideal family area.

Conservatory
4.48m (14'8") x 3.25m (10'8")
Recently re-fitted conservatory with part brick construction and double doors to the side.

En-suite
Fitted with a three piece suite comprising paneled bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to front, radiator and tiled flooring.

Bedroom 1
3.67m (12') x 2.60m (8'6")
Double glazed window to rear, radiator.

First Floor

Landing
Double glazed window to side, storage cupboard, stairs to ground floor and doors to:

Bedroom 2
3.33m (10'11") x 3.10m (10'2")
Double glazed window to front, radiator and built in wardrobe.

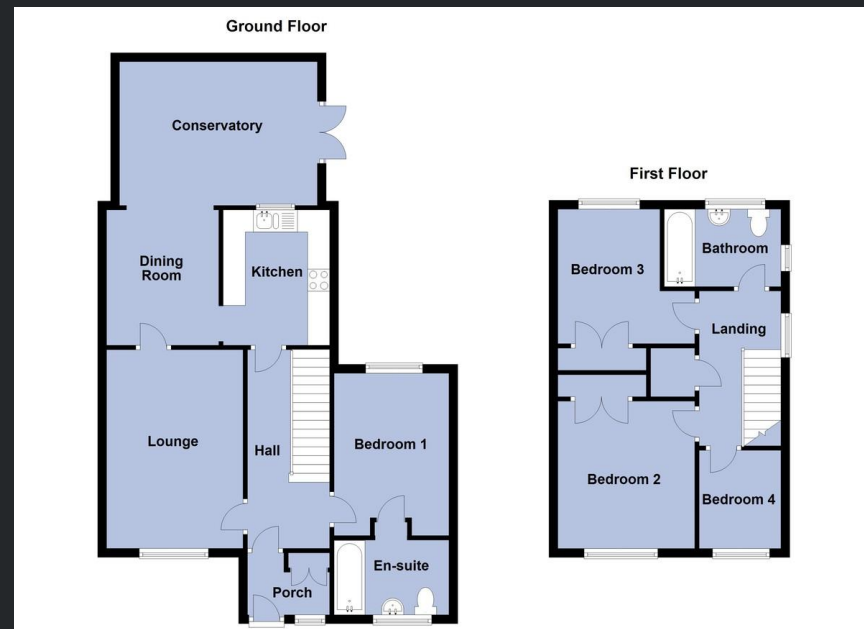
Bedroom 3
3.04m (10') x 2.31m (7'7")
Double glazed window to rear, radiator and built in wardrobe.

Bedroom 4
2.22m (7'3") x 1.85m (6'1")
Double glazed window to front and radiator.

Bathroom
Fitted with a three piece suite comprising paneled bath with shower cover and screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side and rear, heated towel rail and vinyl flooring.

Outside
The property has off road parking for several vehicles to the front. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area and shed.

EPC Rating: D



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.