



## Mayfly Close, Chatteris, Cambs, PE16 6PF

First Floor Flat - 1 Bedroom - Kitchen - Lounge/Diner - Bathroom - Allocated Parking – Long Lease - Call To View  
(01354) 696700

**£120,000**



#### First Floor Flat

**Entrance Hall**  
Entrance door, airing cupboard, storage cupboard, radiator, laminate flooring and doors to:

**Bedroom**  
3.30m (10'10") max x 3.09m (10'2")  
Double glazed window to side, radiator and laminate flooring.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin with storage under, part tiled walls, low-level WC, and extractor fan.

**Lounge/Diner**  
4.90m (16'1") x 3.08m (10'1")  
Double glazed window to side, double glazed window to rear, radiator, laminate flooring and open plan with kitchen.

**Kitchen**  
3.02m (9'10") x 2.11m (6'11")  
Fitted with base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, four ring gas hob with extractor over, electric oven, plumbing for washing machine, space for fridge freezer, double glazed window to side and open plan with lounge/diner.

**Outside**  
The property has one allocated parking space and there is a space for guests.

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.