



## Sycamore Crescent, Chatteris, Cambridgeshire, PE16 6PY

Close To Town Location - Semi-Detached House - 3 Bedrooms - Lounge/Diner - Kitchen - Ensuite To Master, Bathroom & Ground Floor WC - Enclosed Rear Garden - Off Road Parking - A Must See!! - Call To View (01354) 696700

**£225,000**



#### Ground Floor

##### Entrance Hall

Built in under stairs storage cupboard, single radiator, wooden flooring and stairs leading to the first floor.

##### Kitchen

3.07m (10'") x 2.25m (7'3")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric oven, built-in gas hob, double glazed window to front and laminate flooring.

##### Lounge/Diner

4.55m (14'9") max x 4.48m (14'6")  
Double glazed window to rear, single radiator, fitted carpet and double doors leading to the garden.

##### WC

Fitted with two piece suite comprising, wash hand basin and

WC, part tiled walls, heated towel rail and laminate flooring.

##### First Floor

##### Landing

Fitted Carpet.

##### Bedroom 1

3.76m (12'3") x 2.27m (7'4")  
Double glazed window to front, single radiator and fitted carpet.

##### En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, tiled surround and laminate flooring.

##### Bedroom 2

2.95m (9'6") x 2.29m (7'5")  
Double glazed window to rear, single radiator and fitted carpet.

##### Bedroom 3

3.11m (10'2") x 2.07m (6'7")  
Double glazed window to rear, single radiator and fitted carpet.

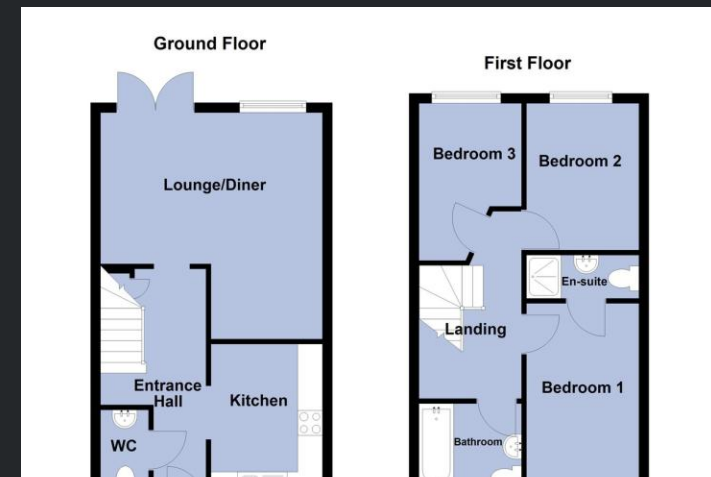
#### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, double glazed window to front, heated towel rail and laminate flooring.

#### Outside

To the side of the property is a gravelled driveway, a side gate allows access to an enclosed rear garden which comprises of patio, lawn and a timber built shed.

EPC- B



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.