



## The Elms, Chatteris, PE16 6JP

Semi Detached Bungalow - Refitted Kitchen - Lounge - 2 Bedrooms - Refitted Shower Room - Newly Landscaped Garden - Driveway & Carport - No Upward Chain - Call To View (01354) 696700

**£230,000**



**Entrance Hall**  
Entrance door, fitted carpet, boiler cupboard and door to:

**Kitchen/Breakfast Room**  
4.70m (15'5") x 2.44m (8')  
Fitted with a matching range of base and eye level units with worktop space over, sink, plumbing for washing machine, space for fridge/freezer and dishwasher, electric hob with extractor hood over and oven, radiator, vinyl flooring and double-glazed window to front and side.

**Lounge**  
6.56m (21'6") x 3.42m (11'3") max  
Double glazed window to front, fitted carpet and two radiators.

**Bedroom 1**  
3.53m (11'7") x 3.20m (10'6")  
Double glazed window to rear, fitted carpet and radiator.

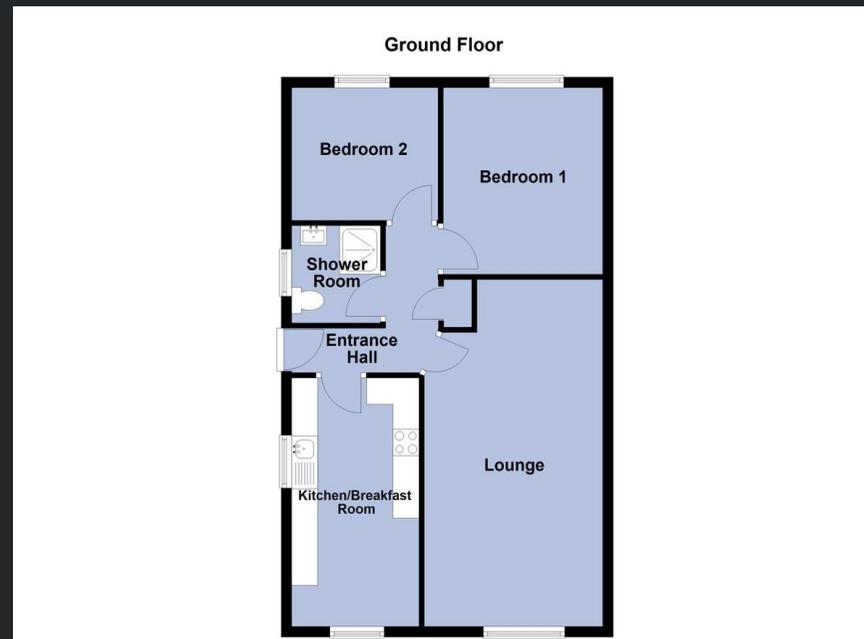
**Bedroom 2**  
2.68m (8'10") x 2.51m (8'3")  
Double glazed window to rear, fitted carpet and radiator.

**Shower Room**  
Fitted with three-piece suite comprising shower cubicle, vanity wash hand basin and low-level WC, heated towel rail, vinyl flooring and double glazed window to side.

**Outside**  
The property has a block paved driveway to the front / side leading to the carport. The garden to the rear is newly landscaped with lawn and a patio area.

EPC – TBC

**SECTION 21 - AGENTS NOTE -**  
In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the Vendor is a family member of an employee of T Payne & Co.



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.