



Westbourne Road, Chatteris, Cambs, PE16 6HQ

Popular Location - Semi-Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge & Conservatory - Family Bathroom With Separate WC - Gated Entrance to Rear With Garage & Driveway Parking To Front - Enclosed Rear Garden With Workshop, Brick Built Outbuilding (with Electric & Light) & Outdoor WC - Scope For Full Loft Conversion With En-Suite (Vendor Advised) - EPC Rating: E - Call To View (01354) 696700

£235,000



Ground Floor

Lounge

5.94m (19'6") x 3.89m (12'9")
Double glazed entrance door and double glazed window to front, fireplace with gas connection, two radiators, ceiling fan, stairs to first floor and door to:

Kitchen/Diner max

5.94m (19'6") x 3.87m (12'8")
Fitted with a matching range of base and eye level units, 1+1/2 bowl composite sink with tiled splashbacks, plumbing for washing machine and dishwasher, Range style gas cooker with extractor over, space for American style fridge/freezer, double glazed window to side, pantry cupboard, airing cupboard, two radiators, tiled flooring, ceiling fan and double glazed sliding doors to conservatory.

Conservatory

Brick and uPVC construction, two ceiling fan lights, gas heater, laminate flooring and door to enclosed rear garden.

First Floor

Loft is fully boarded & plastered with Velux window to rear.

Landing

Double glazed window to side, doors to:

Bedroom 1

3.90m (12'10") x 3.36m (11')
Double glazed window to front, built in wardrobe and single radiator.

Bedroom 2

3.31m (10'10") x 3.22m (10'7")
Double glazed window to rear and single radiator.

Bedroom 3

2.55m (8'4") x 2.50m (8'2")
Double glazed window to front, wooden flooring and single radiator.

WC

Double glazed window to side, low-level WC, laminate flooring and radiator.

Bathroom

Fitted with three piece suite comprising corner bath, corner shower enclosure and wash hand basin with storage under, part tiled walls, extractor fan, double glazed window to rear, heated towel rail and wooden flooring.

Outside

The property has a block weave driveway to the front with ample parking for several vehicles and gated access to the garage & workshop to rear. A side gate gives access to the enclosed rear garden which is laid to patio, brick built outbuilding with French windows, electric and light next to a separate WC, in addition to the garage to the rear with workshop, there is decking and a hot tub/BBQ area covered by an open barn with tiled roof. (Hot tub will be removed).

Vendor advised - There is scope and precedent for a full loft conversion with en-suite, already boarded, with a Velux window to rear and removable storage panels.



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.

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