



Wenny Estate, Chatteris, Cambs, PE16 6UX

No Upward Chain - Semi Detached House - 4 Bedrooms - Kitchen/Breakfast Room & Lounge - Ground Floor Bathroom - First Floor WC - Driveway - Large Garden & Outbuilding - Must View (01354) 696700

£200,000



Ground Floor

Entrance Hall

Entrance door, fitted carpet, storage cupboard and stairs to first floor.

Kitchen/Breakfast Room

4.87m (16') x 3.08m (10'1")
Fitted with a matching range of base and eye level units with worktop space over, cooker, 1+1/2 bowl stainless steel sink with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, vinyl flooring and double-glazed window to rear.

Lounge

4.89m (16'1") x 3.56m (11'8")
Double glazed window to front, fitted carpet, electric fire and radiator.

Bathroom

Fitted with four-piece suite comprising bath, shower cubicle, pedestal wash hand basin and low-level WC, heated towel rail,

vinyl flooring and two windows to side.

First Floor

Landing

Window to side, storage cupboard and door to:

Bedroom 1

4.24m (13'11") x 3.35m (11')
Window to rear, fitted carpet, radiator and fitted wardrobe.

Bedroom 2

3.50m (11'6") x 3.29m (10'7") max
Window to rear, fitted carpet and radiator.

Bedroom 3

3.64m (11'11") x 2.48m (8'2") max
Window to front and fitted carpet.

Bedroom 4

3.22m (10'7") x 2.26m (7'5") max
Window to front and fitted carpet.

WC

Fitted with two-piece suite

comprising, wash hand basin and low-level WC and window to side.

Outside

The property has a driveway to the front, side gate access leading into the rear garden which is mostly laid to lawn, partly patio and an outbuilding.

EPC Rating: E



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.