T Payne & Co
SALES & LETTINGS

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Ash Grove, Chatteris, Cambs, PE16 6NL

Central Location - Well Presented Detached Bungalow - 2 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Conservatory - Bathroom - Enclosed, South Facing, Rear Garden - Driveway Parking - Call To View (01354) 696700

£240,000







Enclosed Porch
Double glazed windows to front and side and door to:

Kitchen
3.04m (10') max x 3.03m (9'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for fridge, gas point for cooker with extractor hood over, double glazed window to front, single radiator, tiled flooring, door to:

Hall
Doors to:

Lounge max
4.63m (15'2") x 3.95m (12'11")
Fireplace with electric fire, radiator, sliding doors to conservatory and door to dining room.

Dining Room
3.05m (10') x 2.29m (7'6")
Laminate flooring, radiator, double glazed double doors to garden.

Utility
2.29m (7'6") x 1.22m (4')
Built-in cupboards with worktop space, stainless steel sink, plumbing for washing machine, space for tumble dryer, double glazed window to front and laminate flooring.

Conservatory
3.52m (11'7") x 2.95m (9'8")
UPVc windows to front, side and rear, wooden flooring, door to garden.

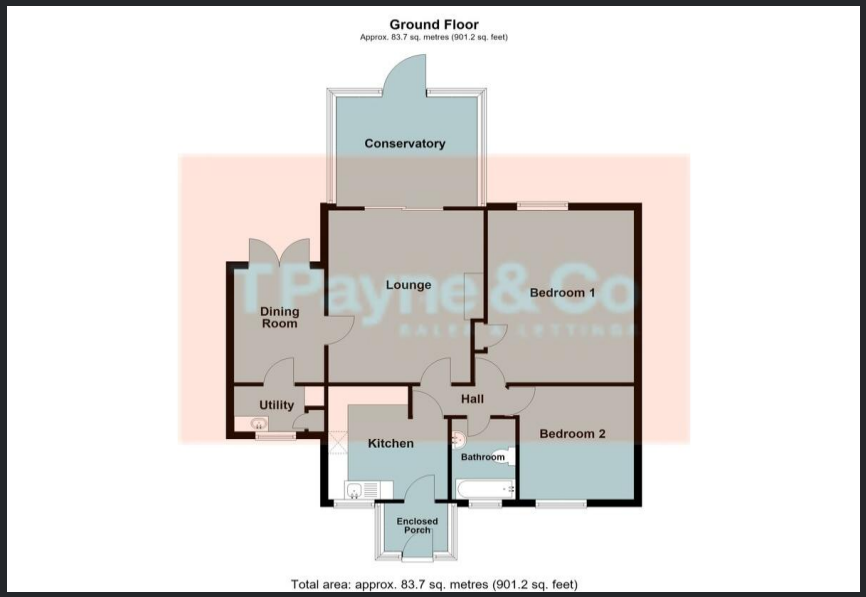
Bedroom 1
4.63m (15'2") x 2.00m (6'7")
Double glazed window to rear, airing cupboard and radiator.

Bedroom 2
3.04m (10') x 2.90m (9'6")
Double glazed window to front and radiator.

Bathroom
Fitted with three piece suite comprising, panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail and double glazed window to front.

Outside
The property has block weave driveway to the front and side with a side gate which gives access to the enclosed rear, split level , garden with patio area, decking area, lawn, pond, plants and shrubs in addition to a timber shed.

EPC RATING: C



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.