



Chapel Lane, Chatteris, Cambs, PE16 6RJ

Close To Local Amenities - Detached House - 3 Double Bedrooms - Kitchen & 2 Reception Rooms - Ground Floor Shower Room - First Floor Four Piece Bathroom - Enclosed Rear Garden - Gated Driveway To Rear - Call To View (01354) 696700

OIRO £265,000



Ground Floor

Lounge Area

4.21m (13'10") x 3.32m (10'11")
Double glazed window to front, fitted carpet, radiator and open plan to:

Dining Area

4.20m (13'9") x 2.80m (9'2")
Understairs storage cupboard, radiator, stairs to first floor and double doors to:

Kitchen

4.80m (15'9") x 3.70m (12'13") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, plumbing for washing machine, space for dishwasher and tumble dryer, rangemaster cooker with extractor hood over, vinyl flooring, boiler cupboard, double glazed window to side and rear and double-glazed door to rear.

Shower Room

Fitted three-piece suite comprising shower cubicle, pedestal wash hand basin, low level WC storage cupboard, heated towel rail and double-glazed window to rear.

First Floor

Landing

Fitted carpet and door to:

Bedroom 1

4.18m (13'9") x 3.27m (10'9")
Double glazed window to front, fitted carpet and radiator.

Bedroom 2

4.22m (13'10") x 3.36m (11')
Double glazed window to front, fitted carpet and radiator.

Bedroom 3

4.20m (13'9") x 2.77m (9'1") max
Double glazed window to rear, fitted carpet and radiator.

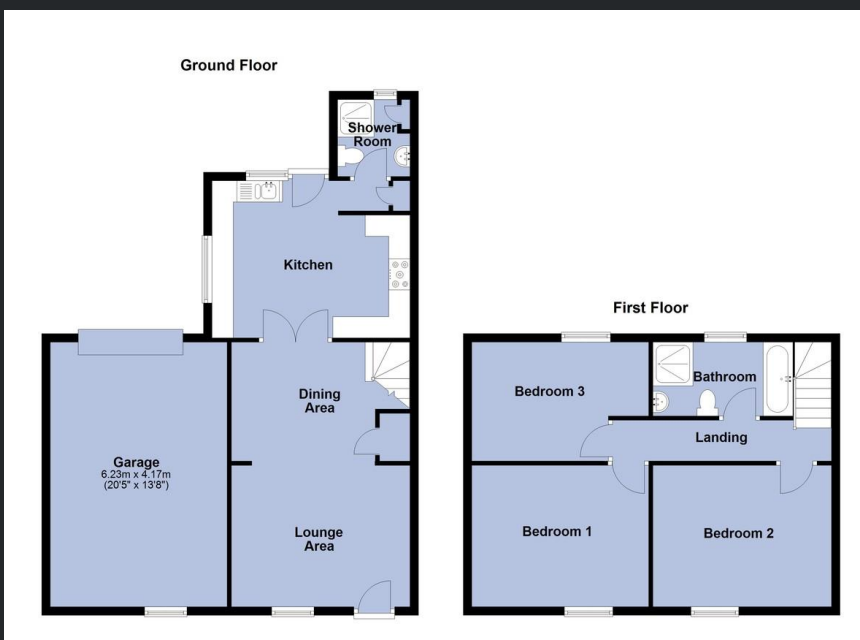
Bathroom

Fitted with four-piece suite comprising jacuzzi bath, pedestal wash hand basin, shower cubicle and low-level WC, radiator, tiled flooring and double-glazed window to rear.

Outside

The property has electric gates to the rear, offering ample off-road parking leading to the garage. There is also a decked garden area, and a timber shed with electrics.

EPC Rating - D



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.