



## Westbourne Road, Chatteris, Cambs, PE16 6HQ

Beautifully Presented Semi Detached House - 3 Bedrooms – Kitchen/Breakfast Room & Lounge - Main Bathroom & Ground Floor Shower Room (part finished) - Utility- Driveway Parking - Enclosed Rear Garden - Call To View (01354) 696700

**£254,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, stairs to first floor, tiled flooring and doors to:

##### Lounge

3.91m (12'10") x 3.63m (11'11")  
Double glazed window to front and radiator.

##### Kitchen/Breakfast Room

5.93m (19'5") x 2.00m (6'7")  
Recently fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge and dishwasher, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, double glazed window to side, double glazed window to rear, understairs storage cupboard, vertical radiator and tiled flooring, door to:

##### Lobby

Door to both sides and doors to:

##### Shower Room

Partially finished shower room but to be left for purchaser to complete.

##### Utility

2.17m (7'1") x 2.10m (6'11")  
With worktop space, plumbing for washing machine, space for fridge/freezer and tumble dryer.

#### First Floor

##### Landing

Double glazed window to side and stairs to ground floor.

##### Bedroom 1

3.62m (11'11") x 3.36m (11')  
Double glazed window to front and radiator.

##### Bedroom 2

3.35m (11') x 3.33m (10'11")  
Double glazed window to rear and radiator.

##### Bedroom 3

2.47m (8'1") x 2.46m (8'1")  
Double glazed window to front and radiator.

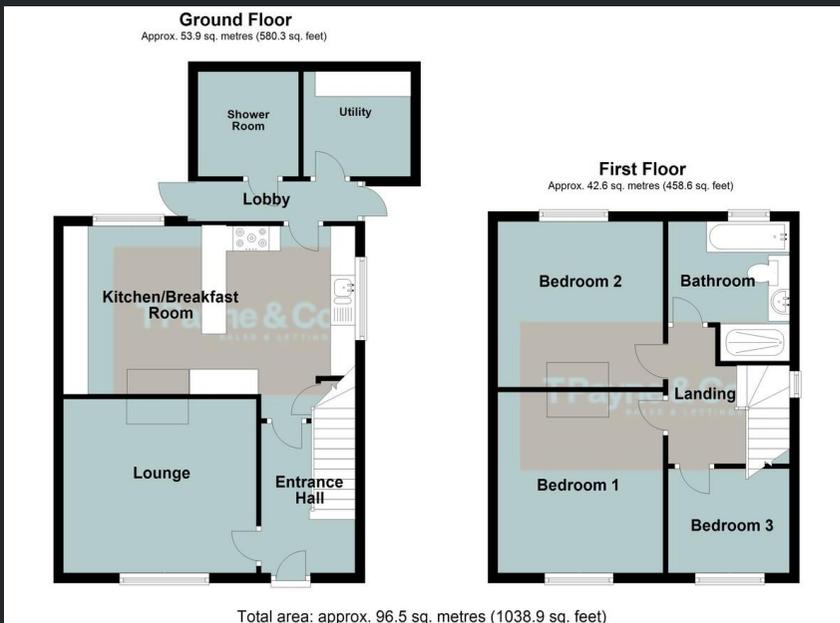
##### Bathroom

Fitted with four piece suite comprising panelled bath with hand shower attachment, wash hand basin in vanity unit with storage under, WC with hidden cistern, part tiled walls, extractor fan, double glazed window to rear, radiator and tiled flooring.

##### Outside

The property has a driveway to the front with ample parking. The enclosed rear garden is mainly laid to lawn with pathway leading to patio area at the bottom, timber shed which has electric and water connected and raised beds. Double gates give access to further area of garden which could be used for further parking.

EPC Rating: C



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.