T Payne & Co
SALES & LETTINGS

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Sycamore Crescent, Chatteris, Cambs, PE16 6PY

Well Presented - Semi-Detached House - 3 Bedrooms - Kitchen & Lounge - Family Bathroom, En-suite & Ground Floor WC - Enclosed Rear Garden - Off Road Parking - No Upward Chain - Call To View - (01354) 696700

£245,000







Entrance Hall
Double glazed entrance door, storage cupboard, radiator, stairs and door to:

Kitchen
3.10m (10'2") x 2.27m (7'5")
Fitted with a matching range of base and eye level units, sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted cooker oven with extractor hood over and double-glazed window to front.

Lounge
4.58m (15') max x 4.49m (14'9") max
Double glazed window to rear, radiator and double double-glazed door to garden.

WC
Fitted with two-piece comprising, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail and vinyl flooring.

First Floor

Landing
Doors to:

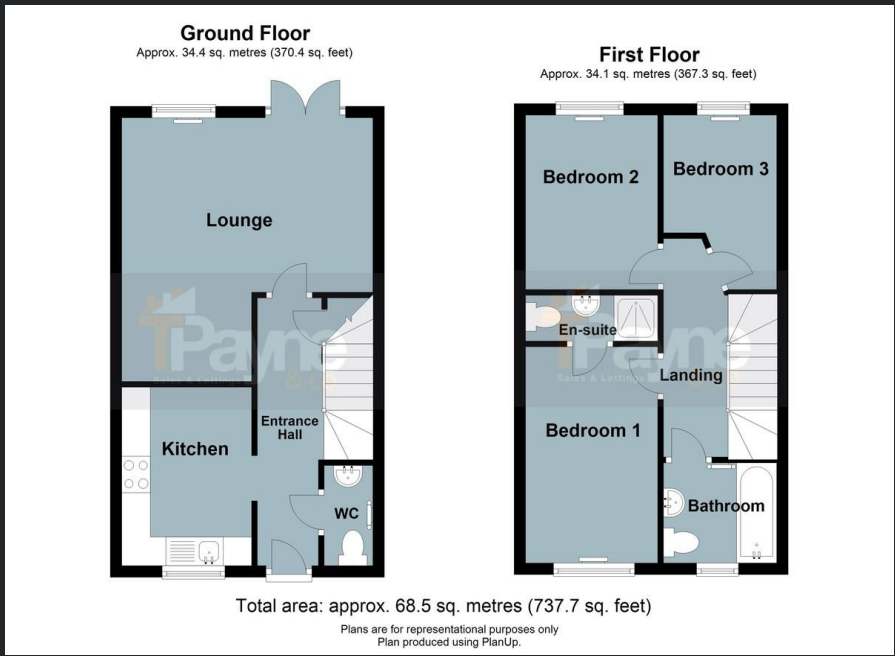
Bedroom 1
3.75m (12'4") x 2.29m (7'6")
Double glazed window to front, radiator and door to:

En-suite
Fitted with three-piece comprising with shower cubicle, pedestal wash hand basin and low-level WC, tiled surround and vinyl flooring.

Bedroom 2
2.96m (9'9") x 2.29m (7'6")
Double glazed window to rear and radiator.

Bedroom 3
2.07m (6'10") max x 3.15m (10'4") max
Double glazed window to rear and radiator.

Bathroom
Fitted with three-piece comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, double glazed window to front, heated towel rail and vinyl flooring.



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.