T Payne & Co
SALES & LETTINGS

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New Build, King Edward Road, Chatteris, PE16 6NG

Central Location - New Build - Detached House - 3 Double Bedrooms - Kitchen & Dining Areas - Lounge - Utility & Ground Floor WC - First Floor Bathroom & En Suite To Master - Rear Garden - Driveway Parking - No Upward Chain - Call To View (01354) 696700

£349,995







Ground Floor

Entrance Hall
Double glazed entrance door, laminate flooring, stairs to first floor and doors to:

Dining Area
3.44m (11'3") x 3.31m (10'10")
Double glazed window to side, two double glazed windows to rear, double glazed double doors to side, door to:

Kitchen Area
6.65m (21'10") x 3.54m (11'7")
Fitted with a matching range of base and eye level units with worktop space over, sink, integrated fridge/freezer and dishwasher, built-in eye level oven, built-in electric hob with extractor hood over, double glazed window to front and side.

Lounge
6.65m (21'10") x 3.55m (11'8")
Double glazed window to front, laminate flooring, double glazed double doors to rear garden.

Utility Area
2.12m (6'11") x 2.05m (6'9")
Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, laminate flooring, door.

WC
Fitted with two piece suite comprising, wash hand basin with tiled splashback and low-level WC, tiled flooring and extractor fan.

First Floor

Landing
Double glazed window to rear, radiator and doors to:

Master Bedroom
3.60m (11'10") x 2.00m (6'7")
Double glazed window to rear, two built-in wardrobes and door to en-suite shower room.

En-suite Shower Room
Fitted with three piece suite comprising, shower enclosure, pedestal wash hand basin with tiled splashbacks and low-level WC, double glazed window to front, heated towel rail and tiled flooring.

Bedroom 2
3.54m (11'7") x 3.45m (11'4")
Double glazed window to front and radiator.

Bedroom 3
3.55m (11'8") x 3.10m (10'2")
Double glazed window to rear and radiator.

Bathroom
Fitted with a three piece suite comprising P shaped panelled bath with shower over, tiled surround and glass screen, pedestal wash hand basin and low level WC, double glazed window to front, heated towel rail and tiled flooring.

Outside
The property has driveway parking to the side and rear with patio area and area to be turfed.

EPC Rating: TBC



Call to arrange a viewing 01354 696700

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.

The Property Ombudsman

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