



## Eastwood, Chatteris, Cambs, PE16 6RX

Sought After Location - Detached House - 3 Bedrooms - Kitchen/Dining Room - Lounge - Family Bathroom, En-Suite To Master & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Deposit £1,494.23 - Available Now - Council Tax Band TBC - EPC Rating C - Call To View (01354) 696700

**£1,295 pcm**



## Ground Floor

### Entrance Hall

Laminate flooring, stairs, door, double glazed entrance door.

### KITCHEN/DINER MAX

5.66m x 3.49m

Fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, laminate flooring, double glazed door to side, double glazed tri-fold doors to garden, open plan archway to:

### Lounge Area

5.72m (18'9") x 3.44m (11'3")

Double glazed window to front and laminate flooring.

### WC

Fitted with low level WC and wash hand basin.

## First Floor

### Landing

Double glazed window to side, stairs to ground floor, boiler cupboard and doors to:

### BEDROOM 1 4.65M MAX X

3.86M

Double glazed window to front, radiator and door to:

### En-suite

Fitted with three piece suite with comprising, wash hand basin with storage under and fully tiled walls, shower enclosure and low-level WC, heated towel rail, extractor fan, double glazed window to front and tiled flooring.

Bedroom 2 3.50m (11'6") x 3.16m (10'4")

Double glazed window to rear and radiator.

Bedroom 3 3.50m (11'6") x 2.39m (7'10")

Double glazed window to rear and

## radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment and glass screen, wash hand basin with storage under fully tiled walls and low-level WC, heated towel rail, extractor fan, double glazed window to side and vinyl flooring.

### Outside

A block weave driveway to the side for off road parking. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with a patio area.

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.