



The Elms, Chatteris, Cambs, PE16 6JN

No Upward Chain! - Semi-Detached Bungalow - 2 Bedrooms - Kitchen & Lounge Dining/Room - Shower Room - Store Room/Walk-In Pantry - Low Maintenance Rear Garden - Garage, Carport & Driveway Parking - Call To View (01354) 696700

£210,000



Entrance Hall
Double glazed entrance door, airing cupboard, sliding door to kitchen and doors to:

Lounge/Dining Room
5.96m (19'7") max x 4.70m (15'5")
Two double glazed windows to front, two radiators, gas fire, sliding door to kitchen.

Kitchen
2.50m (8'2") x 2.19m (7'2")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, electric point for cooker with pull out extractor hood over, space for under counter fridge, double glazed window to side and vinyl flooring.

Bedroom 1
3.60m (11'10") x 3.21m (10'6")
Double glazed window to rear and single radiator.

Bedroom 2
2.69m (8'10") x 2.56m (8'5")
Fitted with a range of wardrobes, double glazed double door to garden and radiator.

Shower Room
Fitted with tiled shower area with shower curtain, corner wall mounted wash hand basin, fully tiled walls, WC, double glazed window to side, part tiled floor and heated towel rail.

Store Room/Walk-in Pantry
2.40m (7'10") x 1.75m (5'9")
With vinyl flooring and shelving.

Outside
The property has driveway parking, a carport and single garage with up and over door. The front garden is laid to lawn with shrubs while the rear garden is low maintenance with large patio area and pathway leading to greenhouse and two timber sheds, trellis with climbing plants, planted beds and shrubs.

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.