



Marritt Close, Chatteris, Cambs, PE16 6PJ

Close To Town Location - Detached House - 3 Bedrooms - Kitchen - Lounge/Diner & Conservatory - Bathroom & Ground Floor WC - Rear Garden - Ample Parking - Detached Garage - Call To View (01354) 696700

OIRO £300,000



Ground Floor

Entrance Hall

Double glazed window to front, two built in storage cupboards, radiator, fitted carpet and stairs leading to the first floor.

Kitchen

2.68m (8'7") x 2.63m (8'6")
Fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated fridge/freezer, plumbing for washing machine, built in oven with extractor hood over, induction hob and double-glazed window to rear.

Lounge/Diner

5.14m (16'8") max x 4.64m (15'2")
Double glazed window to front, double glazed window to rear, gas fire with surround, two radiators and sliding doors leading to;

Conservatory

Part brick construction, UPVC double glazed windows, part solid roof and double doors leading to the garden.

WC

Fitted with two piece suite comprising, wash hand basin and WC and double-glazed window to side.

First Floor

Landing

Double glazed window to front, airing cupboard and fitted carpet.

Bedroom 1

4.19m (13'7") max x 2.64m (8'6")
Double glazed window to rear, built in wardrobes with double doors, radiator and fitted carpet.

Bedroom 2

3.45m (11'3") x 2.63m (8'6")
Double glazed window to rear, built in wardrobes, radiator and fitted carpet.

Bedroom 3

2.41m (7'9") x 1.90m (6'2")
Double glazed window to front, radiator and fitted carpet.

Bathroom

Fitted with three-piece suite comprising P-shaped panelled bath, wash hand basin and WC, tiled surround, double glazed window to front and heated towel rail.

Outside

To the front of the property is a block paved driveway and a gravelled area which provides extra space for parking, to the side of this property is a detached garage which is connected with power and lighting and a up and over door.

A side gate allows access to an 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.