



## Drake Avenue, Chatteris, Cambs, PE16 6DU

Mid-Terraced House - 2 Bedrooms - Kitchen - Lounge/ Dining Room - Shower Room - Conservatory - Low Maintenance Rear Garden - Solar Panels - Allocated Parking - Call To View (01354) 696700

**£195,000**



**Ground Floor**

**Entrance Hall**

Two built in storage cupboards, under stair storage and single radiator.

**Kitchen**

3.08m (10'1") x 1.84m (6')  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, slimline dishwasher and cooker, double glazed window to front, single radiator and vinyl flooring.

**LOUNGE/DINING ROOM**

4.05m (13'3") x 3.81m (12'6") Max  
Double glazed window to rear, under stairs storage cupboard and single radiator.

**Conservatory**

Two double glazed windows to rear, single radiator, double glazed double doors leading to the rear of the property.

**First Floor**

**Landing**

Door leading to;

**Bedroom 1**

3.80m (12'6") x 3.08m (10'1")  
Two double glazed windows to rear and single radiator.

**Bedroom 2**

3.84m (12'5") x 2.84m (9'3") max  
Two double glazed windows to front, built in storage cupboard and single radiator.

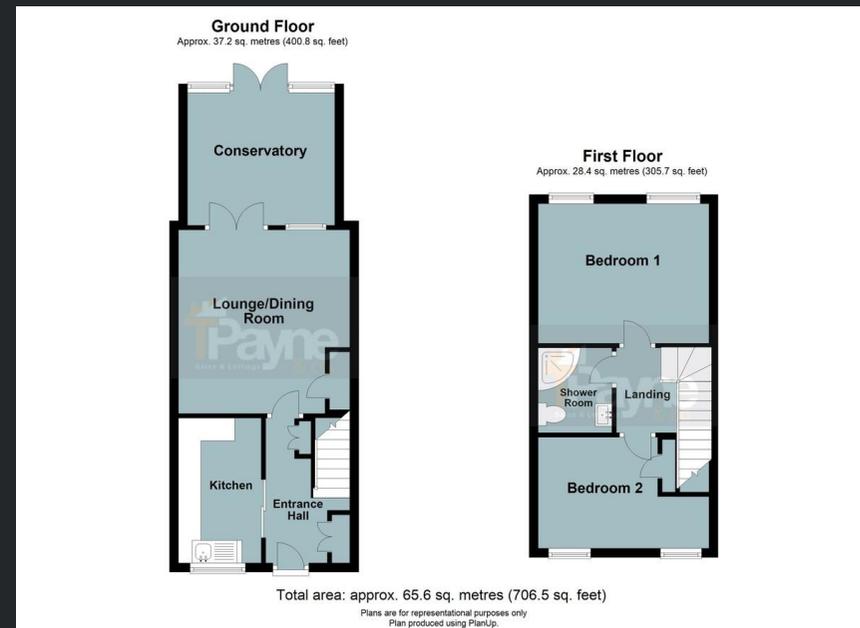
**Shower Room**

Fitted with three piece suite comprising shower cubide, wash hand basin and low-level WC tiled splashback and vinyl flooring.

**Outside**

This property offers allocating parking. The rear of the property is low maintenance comprises mainly of patio, there are concrete steps leading to a raised patio area and two sheds.

EPC Rating - B



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.