



## Tern Gardens, Chatteris, Cambs, PE16 6DX

End Terraced House - 2 Bedrooms - Refitted Kitchen & Bathroom - Lounge/Diner - Enclosed Rear Garden -  
Allocated Parking – No Upward Chain - EPC rating D - Call To View (01354) 696700

**£192,500**



**Ground Floor**

**Entrance Hall**  
Stairs to first floor and radiator.

**Kitchen**  
3.11m (10'2") x 1.83m (6')  
Newly refitted with a matching range of base and eye level units with worktop space over, sink with single drainer, plumbing for washing machine, space for fridge/freezer, built-in electric hob with extractor hood over, electric oven, double glazed window to front and radiator.

**Lounge/Diner**  
4.00m (13'1") x 3.84m (12'7")  
Double glazed double door and window to rear, coving to ceiling, storage cupboard and radiator.

**First Floor**

**Bedroom 1**  
3.84m (12'7") x 2.66m (8'9")  
Two double glazed windows to rear, coving to ceiling and radiator.

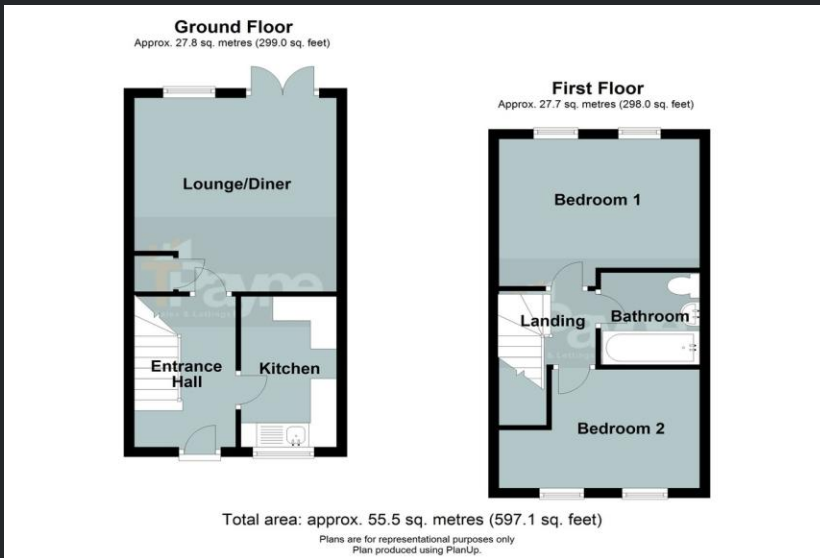
**Bedroom 2**

3.84m (12'7") x 2.45m (8')  
Two double glazed windows to front, coving to ceiling and radiator.

**Bathroom**  
Newly refitted with a three piece suite comprising panelled bath with glass screen and mixer tap with hand shower attachment over, wash hand basin with storage under and low-level WC, splashbacks, heated towel rail, extractor fan and coving to ceiling.

**Outside**  
There is an enclosed rear garden which is mainly laid to lawn with a decked area and timber shed. There is allocated parking to the side of the property.

**EPC - 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.