



Round House Drove, Tick Fen, Chatteris, Cambs, PE16 6TD

Semi Rural Location - Field Views - Detached Bungalow - 3 Bedrooms - Kitchen/Diner & Lounge - Bathroom & Seperate WC - Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

**£250,000**



**Entrance Hall**  
Entrance door, radiator and door to:

**Kitchen/Diner**  
5.25m (17'3") x 2.62m (8'7")  
Two windows to rear, sink with tiled splashback, radiator, two cupboard(s) and door to:

**Store Room**  
Window to rear.

**Lounge**  
4.13m (13'7") x 3.72m (12'2")  
Window to front, fireplace and radiator.

**Bathroom**  
Fitted two-piece suite comprising pedestal wash hand basin and bath, part tiled walls, radiator and window to rear.

**WC**  
WC and window to rear.

**Bedroom 1**  
4.01m (13'2") x 3.46m (11'4")  
Window to front, built in wardrobe and radiator.

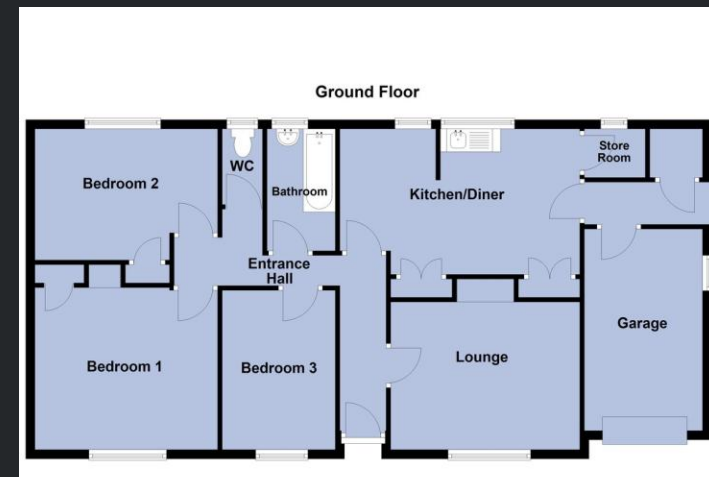
**Bedroom 2**  
3.99m (13'1") x 2.86m (9'5") max  
Window to rear, built in wardrobe and radiator.

**Bedroom 3**  
3.49m (11'5") x 2.47m (8'1")  
Window to front and radiator.

**Garage**  
Up and over door and window to side.

**EPC Rating - D**

**Outside**  
The property is located in a semi-rural location, with a driveway to the front leading to the single garage. Access to the side, leading to the rear garden.



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.

