

Total area: approx. 100.4 sq. metres (1081.2 sq. feet)



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**Augustus Way, Chatteris, Cambs, PE16 6DR**

No Upward Chain! - Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Bathroom & Ground Floor WC - Enclosed Rear Garden - Single Garage & Driveway Parking - Call To View (01354) 696700

**£310,000**



**Ground Floor**

**Entrance Hall**

Double glazed entrance door and window to front, stairs to first floor and door to:

**Lounge/Dining Room**

7.04m (23'1") x 3.50m (11'6")  
Double glazed window to front, under-stairs storage cupboard, two single radiators, double glazed double doors to garden, door to:

**Kitchen**

2.96m (9'8") x 2.58m (8'6")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge, gas cooker with extractor hood over, double glazed window to

rear, single radiator, tiled flooring, door to side.

**WC**

Double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, single radiator and vinyl flooring.

**First Floor**

**Landing**

Double glazed window to side, storage cupboard and doors to:

**Bedroom 1**

3.91m (12'10") x 2.90m (9'6")  
Double glazed window to front, fitted with a range of wardrobes, single radiator and laminate flooring.

**Bedroom 2**

3.66m (12') x 3.01m (9'10")  
Double glazed window to rear with field views, single radiator and laminate flooring.

**Bedroom 3**

2.36m (7'9") x 2.06m (6'9")  
Double glazed window to rear with field views and single radiator.

**Bathroom**

Fitted with three piece suite comprising, panelled bath with hand shower attachment and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to front, single radiator and vinyl flooring.

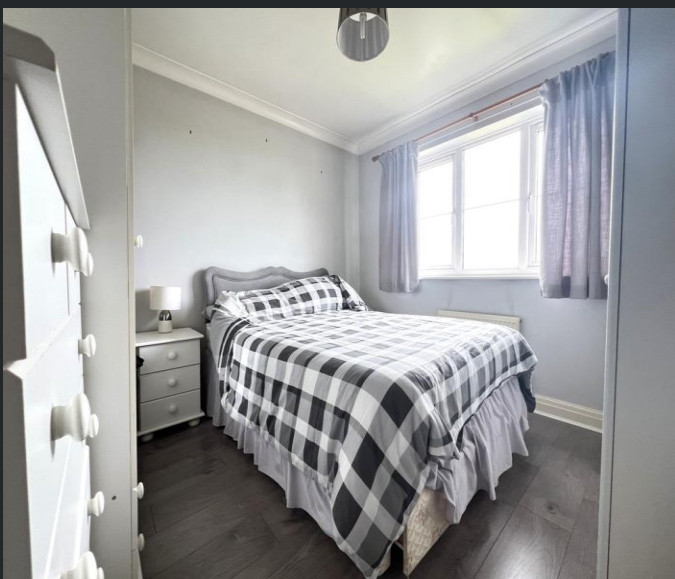
**Outside**

Single garage with remote-controlled electric door, rear door access and double glazed window, electric and lighting. Driveway parking to the front, with an enclosed rear garden which consists of patio area, lawn, planted borders, trees and shrubs with an arbour and timber shed.

EPC Rating: TBC



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