



## Victoria Street, Chatteris, Cambs, PE16 6AP

Recently Refurbished! - Mid Terraced House - 3 Bedrooms – Kitchen – Lounge Area & Dining Area - Bathroom - Rear Garden - No Upward Chain! - Viewing Recommended - Call To View (01354) 696700

**£190,000**



#### Ground Floor

##### Lounge Area

3.58m (11'9") x 3.55m (11'8")  
Double glazed entrance door, double glazed window to front, single radiator and laminate flooring.

##### Dining Area

3.58m (11'9") x 3.32m (10'11")  
Double glazed window to rear, single radiator, laminate flooring, stairs to first floor and door to:

##### Kitchen

2.89m (9'6") x 1.92m (6'4")  
Recently re-fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, washing machine, fridge/freezer, built-in oven, built-in four ring electric hob with extractor hood over, double glazed window to side, tiled flooring and door to:

##### Bathroom

Recently re-fitted with three piece suite comprising panelled bath

with shower over, hand shower attachment and glass screen, wash hand basin with storage under and fully tiled walls and low-level WC, double glazed window to rear, double glazed window to side, heated towel rail and tiled flooring.

#### First Floor

##### Bedroom 1

3.64m (11'11") x 3.63m (11'11")  
Double glazed window to front and single radiator.

##### Bedroom 2

3.41m (11'2") x 2.68m (8'9")  
Double glazed window to rear, door to airing cupboard and single radiator.

##### Bedroom 3

2.95m (9'8") x 2.00m (6'7")  
Double glazed window to side and single radiator.

#### Outside

There is a rear yard leading to a split level garden which is currently laid to patio, raised beds, trees and shrubs.

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.