



Gull Way, Chatteris, Cambs., PE16 6DT

Close to Town Centre - Semi-Detached House - 3 Bedrooms - Open Plan Living/Dining Area - Kitchen & Conservatory - First Floor Bathroom, En-Suite To Master Bedroom & Ground Floor WC - Garage & Off-Road Parking - EPC- C - Call To View (01354) 696700

£260,000



Ground Floor

Entrance Hall

Single radiator, door to garage, WC and lounge/dining area and laminate flooring.

Kitchen

2.90m (9'6") x 2.18m (7'2")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, double glazed window to rear and double-glazed stable door to rear garden.

Lounge/Dining Area

6.50m (21'4") x 5.53m (18'2")
Open plan lounge/dining area with double glazed window to front, two single radiators, laminate flooring stairs to first floor, sliding doors leading to the conservatory.

Conservatory

Two windows to side, three windows to rear, double doors to enclosed rear garden and laminate flooring. Full 'warm roof' conversion completed and has electric underfloor heating.

WC

Double glazed window to front, two-piece suite with wash hand basin and low-level WC, part tiled walls, heated towel rail, tiled flooring.

Garage

Connected with power and lighting and water and installed with an electric roller door.

First Floor

Bedroom 1

4.03m (13'3") max x 3.29m (10'10") max
Double glazed window to rear and single radiator.

En-suite

Fitted with three piece suite with wash hand basin in vanity unit with tiled splashback, shower cubicle and low-level WC, double glazed window to rear and tiled flooring.

Bedroom 2

3.46m (11'4") x 2.67m (8'9")
Double glazed window to front and single radiator.

Bedroom 3

2.63m (8'8") x 2.33m (7'8")
Double glazed window to front and single radiator.

Bathroom

Fitted with three-piece suite comprising bath with shower attachment, wash hand basin with base cupboard under and low-level WC, airing cupboard, heated towel rail, tiled flooring and part tiled walls.

Outside

The property has off road parking, side access to the enclosed rear garden which consists of a patio area, seated area, raised beds, an insulated shed with electric, trees and shrubs.

EPC Rating: C



Call to arrange a viewing **01354 696700** **TPayne & 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.

