



## Drake Avenue, Chatteris, Cambs, PE16 6DU

Close To Local Amenities - Semi Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Main Bathroom, En-suite To Master & Ground Floor WC - Enclosed Rear Garden With Cabin - Driveway Parking - No Upward Chain - Call To View (01354) 696700

**£260,000**



#### Ground Floor

**Entrance Hall**  
Double glazed entrance door and door to:

**Kitchen**  
4.75m (15'7") x 2.45m (8')  
Fitted matching range of eye and base units, 1 ½ sink, Smeg freestanding cooker with extractor hood over, plumbing for washing machine, space for dishwasher, laminate flooring, radiator, storage cupboard and double glazed window to front.

**Lounge/Diner**  
6.58m (21'7") x 5.60m (18'4")max  
Double glazed window to front and rear, radiator, stairs to first floor and double-glazed sliding door to:

**Conservatory**  
Double glazed windows to side and rear, radiator, vinyl flooring and double-glazed double door to the rear.

**WC**  
Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring and double-glazed window to front.

**First Floor**  
**Bedroom 1**  
4.03m (13'3") x 3.30m (10'10")max  
Double glazed window to rear, radiator and door to:

**En-suite**  
Fitted with three-piece suite comprising with shower cubicle, vanity wash hand basin and low-level WC, radiator, laminate flooring and double-glazed window to rear.

**Bedroom 2**  
3.40m (11'2") x 2.65m (8'8")max  
Double glazed window to front and radiator.

**Bedroom 3**  
2.65m (8'8") x 2.33m (7'8") max  
Double glazed window to front and radiator.

**Bathroom**  
Fitted with three-piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, airing cupboard, radiator, laminate flooring and double glazed window to side.

**Outside**  
The property has a driveway to the front. A gate to the side, leading to the enclosed rear garden. the rear garden comprises artificial grass and a cabin with double glazed sliding door and electrics.

EPC Rating: 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.