



The Hawthorns, Chatteris, PE16 6NQ

Close To The Town Centre - Cul De Sac Location - Semi Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - Utility & Ground Floor Bathroom - Front & Rear Gardens - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

£260,000



Ground Floor

Entrance Hall

3.61m (11'10") x 1.73m (5'8")
Double glazed entrance door and window to front, fitted carpet, radiator, stairs to first floor and door to:

Kitchen/Diner

4.37m (14'4") x 3.00m (9'10")
Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, 1+1/2 bowl sink with tiled splashbacks, space for fridge/freezer and dishwasher, tiled flooring, double-glazed window to side and opening to:

Lounge

4.04m (13'3") x 3.88m (12'9")
Double glazed double doors to rear, fitted carpet and radiator.

Utility

2.51m (8'3") x 1.73m (5'8")
Base units, plumbing for washing machine, vent for tumble dryer, radiator, tiled flooring, double glazed window to front and door to side.

Bathroom

2.52m (8'3") x 1.71m (5'7")
Fitted three-piece suite comprising a bath with electric shower over, pedestal wash hand basin and low-level WC, part tiled walls, radiator, tiled flooring and double-glazed window to side.

First Floor

Bedroom 1

4.37m (14'3") into wardrobe x 2.73m (8'11") max
Double glazed window to front, built in wardrobe, radiator and laminate flooring.

Bedroom 2

4.00m (13'1") x 2.22m (7'3") max
Double glazed window to side, airing cupboard, fitted carpet and radiator.

Bedroom 3

3.10m (10'2") x 2.04m (6'8")
Double glazed window to rear, fitted carpet and radiator.

Outside

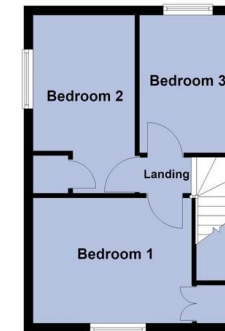
The property has a garden and a driveway to the front, as well as further parking to the side beyond the gates leading to the single garage and enclosed rear garden.

EPC – TBC

Ground Floor



First Floor



Total area: approx. 74.8 sq. metres (805.3 sq. feet)



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.