



New Road, Chatteris, Cambs, PE16 6BT

No Upward Chain! - Detached House - 3 Bedrooms - Lounge - Kitchen/Diner & Utility - Family Bathroom & En-Suite Shower Room - Garage & Driveway - Large Rear Garden - Call To View - (01354) 696700

£310,000



Ground Floor

Entrance Hall

Double glazed entrance door, single radiator, wooden floor covering, stairs to first floor and doors to:

Lounge 4.58m (15') x 3.15m (10'4")

Double glazed window to front, fireplace, radiator and wooden floor covering.

Kitchen/Diner 5.51m (18'1") x 3.32m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, extractor fan, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, two single radiators, tiled flooring, ceiling spotlights and double doors to enclosed rear.

Utility Room

2.77m (9'1") x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer,

double glazed window to side, single radiator, tiled flooring and ceiling spotlights, door to enclosed rear garden:

WC

Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, single radiator and vinyl flooring.

First Floor

Landing

Stairs to ground floor, boiler cupboard and doors to:

Master Bedroom

3.85m (12'8") x 2.78m (9'1")

Double glazed window to front, vinyl flooring, single radiator and door to en-suite.

En-suite

Fitted with three piece suite comprising recessed tiled shower enclosure with shower curtain and low-level WC, part tiled walls, extractor fan, single radiator and double glazed window to side.

Bedroom 2 3.25m (10'8") x 3.03m (9'11")

Double glazed window to rear and single radiator.

Bedroom 3 2.47m (8'1") x 2.27m (7'5")

Double glazed window to front and single radiator.

Bathroom

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

Outside

There is a driveway to the front of the property with ample parking and a single garage. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with a patio area, stone chippings, pergola and timber shed, with storage space to one side of the property.

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.