



Hunters Close, Chatteris, Cambs, PE16 6BD

Sought After Location - Beautifully Presented Semi-Detached House - 3 Bedroom - Lounge/Diner - Kitchen - En-Suite To Master, Family Bathroom & Ground Floor WC - Garage & Driveway Parking - EPC Rating: C - Call To View (01354) 696700

£265,000



Ground Floor

Entrance Hall

Single radiator, vinyl flooring and stairs leading to the first floor.

Lounge/Diner

7.35m (24'1") x 3.26m (10'6") max
Double glazed window to front, two single radiators, fitted carpet and double-glazed double doors leading to the garden.

Kitchen

3.44m (11'2") x 2.90m (9'5")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, built-in microwave, double glazed window to rear, built-in larder cupboard, single radiator and vinyl flooring.

WC

Fitted with two-piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator and vinyl flooring.

First Floor

Landing

Built in storage cupboard and fitted carpet.

Bedroom 1

3.48m (11'4") x 3.31m (10'8")
Double glazed window to rear, single radiator, fitted carpet and door to leading to the ensuite.

En-suite

Fitted with three-piece suite with comprising, wash hand basin and WC, part tiled walls, single radiator and vinyl flooring.

Bedroom 2

3.31m (10'8") x 2.85m (9'3")
Double glazed window to front, single radiator and fitted carpet.

Bedroom 3

2.25m (7'3") x 2.75m (9")
Double glazed window to rear, single radiator and fitted carpet.

Bathroom

Fitted with three-piece suite with comprising, panelled bath, wash hand basin and WC, part tiled walls, double glazed window to front, single radiator and vinyl flooring.

Outside

To the front of the property you have a gravelled driveway leading to the garage which is connected with power and lighting and fitted with an up and over door.

A side gate allows access to an enclosed rear garden comprising of lawn, two patio areas and a timber shed.

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.