



Railway Lane, Chatteris, PE16 6NE

Central Location - Semi Detached House - 3 Bedrooms - Kitchen - 2 Reception Rooms & Conservatory - First Floor Bathroom - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

£229,000



Ground Floor

Kitchen

3.28m (10'9") x 2.60m (8'6")
Fitted matching range of base and eye level units, stainless steel sink with tiled splashbacks, gas hob with extractor hood over and oven, space for fridge, freezer, slimline dishwasher, plumbing for washing machine, vinyl flooring, radiator and two double glazed windows and door to side.

Dining Area

3.51m (11'6") x 3.39m (11'1")
Double glazed bay window to side, fitted carpet, electric fire, radiator, open plan to:

Lounge Area

5.19m (17') x 3.64m (11'11")max
Double glazed bay window to front, fitted carpet, storage cupboard, two radiators and stairs to first floor.

Conservatory

Double glazed door to front, double glazed double doors to rear, double glazed windows to side and rear, radiator and vinyl flooring.

First Floor

Bedroom 1

5.18m (17') x 2.49m (8'2")
Double glazed window to front and side, fitted carpet, built in wardrobe and radiator.

Bedroom 2

3.49m (11'5") x 2.72m (8'11")
Double glazed bay window to side, fitted carpet, fitted wardrobe and radiator.

Bedroom 3

2.50m (8'2") x 3.26m (10'6")max
Double glazed window to rear, fitted carpet, storage cupboard and radiator.

Bathroom

Fitted three piece suite comprising low level WC, pedestal wash hand basin, bath with shower attachment over, heated towel rail and double glazed window to side.

Outside

The property has a block paved driveway to the side and side gate access into the enclosed rear garden which comprises of lawn, pentanque lawn, a patio area, two sheds and power for a hot tub. There is also a WC and boiler cupboard.

EPC - 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.