T Payne & Co
SALES & LETTINGS

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Marian Way, Chatteris, Cambs, PE16 6LZ

Cul-De Sac Location - Detached Bungalow - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom - Front & Rear Gardens - Single Garage & Driveway Parking – EPC Rating: C - Call To View - (01354) 696700

£230,000







Hallway
Double glazed entrance door, airing cupboard, single radiator and doors to:

Kitchen/Breakfast Room
4.58m (15') x 2.96m (9'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, single radiator and vinyl flooring.

Lounge
4.58m (15') x 3.75m (12'4")
Double glazed window to front and single radiator.

Bedroom 1
3.96m (13') x 2.96m (9'9")
Double glazed window to rear and single radiator.

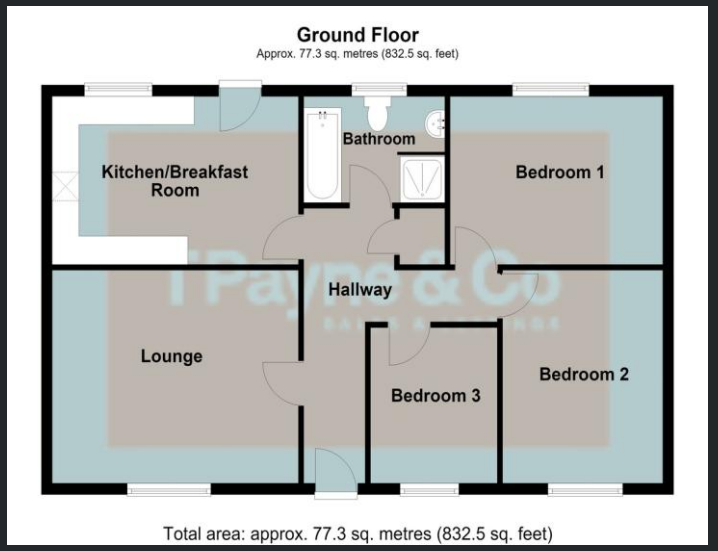
Bedroom 2
3.75m (12'4") x 2.98m (9'9")
Double glazed window to front and radiator.

Bedroom 3
2.74m (9') x 2.36m (7'9")
Double glazed window to front and single radiator.

Bathroom
2.62m (8'7") x 1.87m (6'2")
Fitted with four piece suite comprising, panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, fully tiled walls, double glazed window to rear and single radiator.

Outside
There is a single garage to the side with up and over door, lighting, electric and access from the garden. Driveway parking in front with a front garden laid to lawn with trees and shrubs. A side gate gives access to the rear garden which is mainly laid to lawn with patio area, gravel area, access to the garage, plants and shrubs.

EPC Rating: C



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.