T Payne & Co
SALES & LETTINGS

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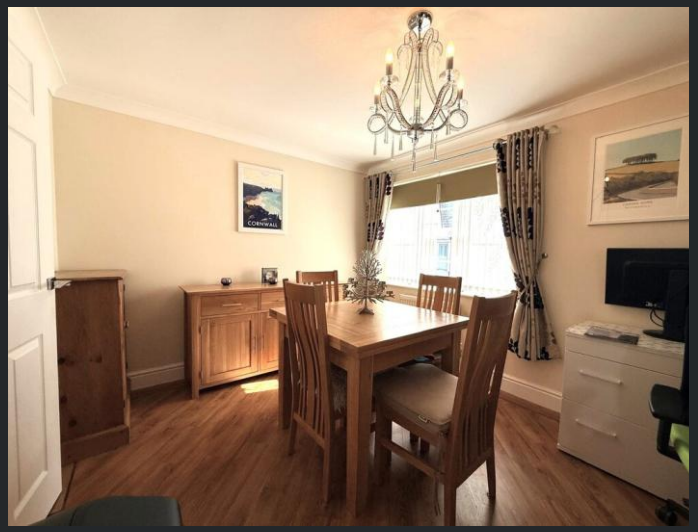


Tern Gardens, Chatteris, Cambs, PE16 6DX

Cul-De-Sac Location - Detached House - 3 Bedrooms - Kitchen - Lounge & Dining Room - First Floor Bathroom & Ground Floor Shower Room - Enclosed Rear Garden With Cabin - Garage & Driveway Parking - Call To View - (01354) 696700

£290,000







Ground Floor

Entrance Hall
Double glazed entrance door, storage cupboard, laminate flooring and stairs to first floor.

Kitchen
4.00m (13'1") x 2.40m (7'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, built-in electric hob with extractor hood over, window to front, heated towel rail, tiled flooring and double glazed door to garden.

Lounge
4.00m (13'1") x 3.65m (12')
Laminate flooring and double glazed double doors to garden.

Dining Room/Bedroom 3
4.16m (13'8") x 2.98m (9'9")
Double
glazed window to side, laminate flooring, door to:

Shower Room
2.96m (9'8") x 1.88m (6'2")
Fitted with three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail and vinyl flooring.

First Floor

Landing
Airing cupboard, stairs and doors to:

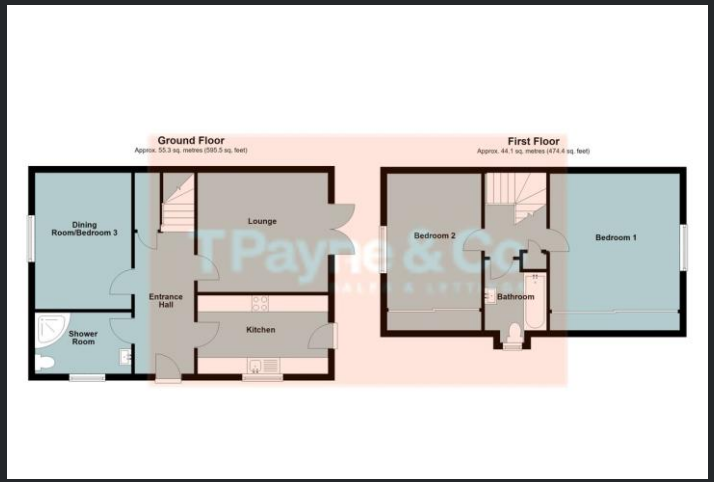
Bedroom 1
4.80m (15'9") x 4.06m (13'4")
Double glazed window to side and wardrobe with sliding door.

Bedroom 2
4.80m (15'9") x 2.97m (9'9")
Double glazed window to side and wardrobe with sliding doors.

Bathroom
Fitted with three piece suite comprising, panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, extractor fan and double glazed window to front.

Outside
The property has a single garage with driveway parking. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, planted borders, plants and shrubs. There is a also a summer house/cabin which has electric and lighting.

EPC Rating: D



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.