



Clare Street, Chatteris
Offers Over £170,000 Freehold

**Sharman
Quinney**

Key Features



- Perfect First Time Buyer/Investment Opportunity
- Allocated Parking
- Walking Distance to Local Amenities
- Private Rear Garden
- Easy Access to the A141

Ground Floor

Entrance Hall -

UPVC door to front and window to side. Hardy carpet.

Lounge -

Window to front. Fitted carpet. Stairs to first floor and access into Kitchen/Diner.

Kitchen/Diner -

Window and door to rear garden. Tiled flooring. Access to understairs storage. A range of modern base and wall units in a shaker style with tiled splashbacks. Integrated oven with electric hob and overhead extractor fan, composite sink, space for washing machine and fridge/freezer.

First Floor



Bedroom One -
Window to front. Fitted carpet.

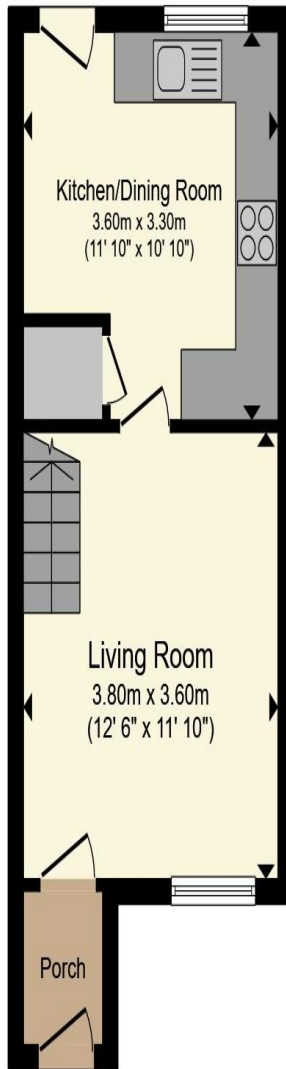
Bedroom Two -
Window to rear. Laminate flooring.

Bathroom -
Window to rear. Tiled flooring and walls. Access to airing cupboard. Fitted with a white three piece suite comprising of panelled bath with overhead shower, pedestal sink and low rise toilet.

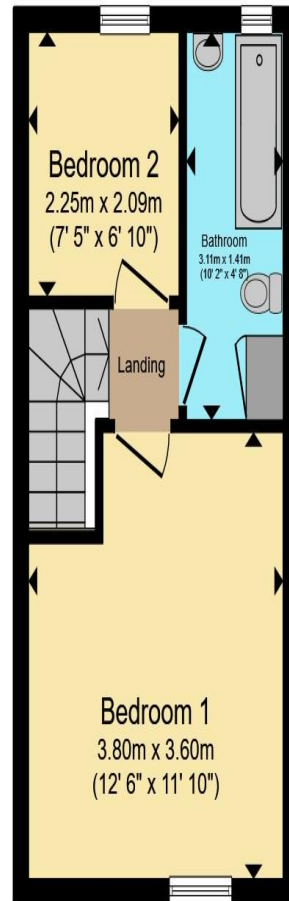
Outside -
The front of the property is hedged and laid to lawn with a stone stepped pathway leading to the front door. There is an allocated parking space to the rear, and the rear garden is accessed through a gate at the back.

The rear garden is fully enclosed and mostly laid to lawn with a decking area, perfect for entertaining in the warmer months.





Ground Floor



First Floor

Total floor area 53.4 m² (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15
8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207185 - 0003

