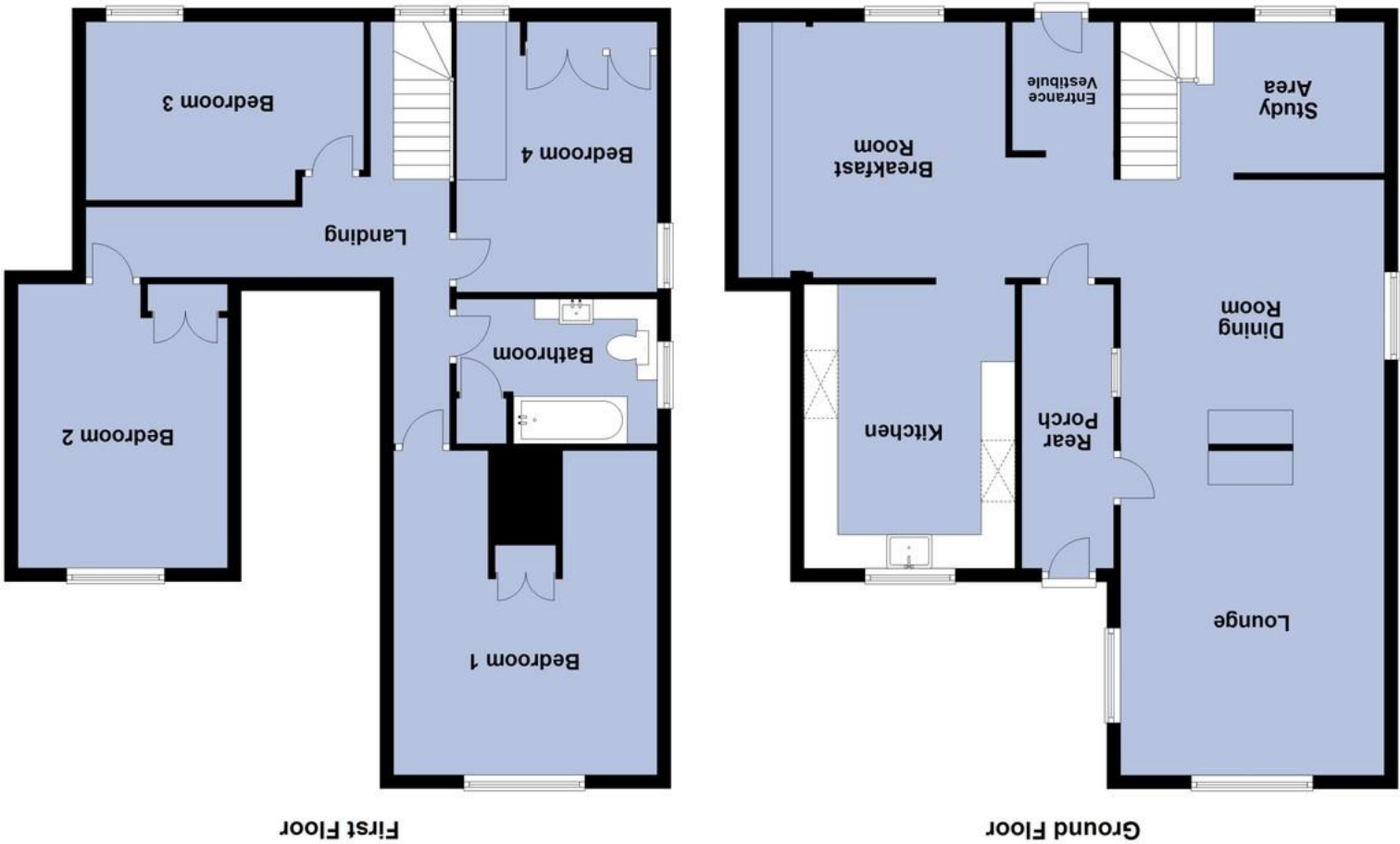




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Plans are for representational purposes only
Plan produced using PlanIt.



High Street, Chatteris, Cambs, PE16 6NP

Beautifully Presented - Grade II Listed - Thatched Cottage - Offering A Wealth Of Character & Charm - 4 Reception Areas - 4 Bedrooms - Family Bathroom - Large Garden To The Rear - Call To View (01354 696700) - Open weekdays till 8pm - Saturday till 5pm - Sunday till 4pm

£360,000



Property Description

Ground Floor

Entrance Vestibule

Entrance door opens in to the entrance vestibule with stone block flooring, storage recess and doorway to:

Breakfast Room

plus Inglenook fireplace

3.78m (12'5") x 2.85m (9'4") Window to front, radiator, stone block flooring, ceiling with exposed beams, wall lights, Inglenook fireplace with timber mantel and tiled hearth, opening to kitchen and open plan to:

Dining Room

3.92m (12'10") x 3.91m (12'10") windows to two sides, open fireplace with brick surround, radiator, stone block flooring, ceiling and wall with exposed beams, wall lights and opening to study area and open plan to:

Lounge

4.80m (15'9") x 3.92m (12'10") Windows to rear and side, fireplace with wood burning stove, stone block flooring, ceiling with exposed beams, wall lights

and shelving to one wall.

Study Area

3.90m (12'10") x 2.23m (7'4") Window to front, radiator, stone block flooring, partly shelved partition to one side, wall lights, stairs to first floor landing with under-stairs storage cupboard.

Kitchen

4.32m (14'2") x 3.12m (10'3") Window to rear, fitted with a matching range of base and eye level units, composite worktop, Belfast sink with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, tumble dryer and range style cooker, stone block flooring, ceiling with exposed beams, open plan.

Rear Porch

Stable door to rear, doors to breakfast room and lounge, radiator and wall mounted boiler.

First Floor

Landing

Window to front, stairs rising from ground floor with exposed beams to one wall, radiator, exposed wooden floor boards,

wall lights and doors to:

Bedroom 1

4.32m (14'2") x 3.40m (11'2") min Window to rear, two door wardrobe, radiator and wall lights.

Bedroom 2

4.36m (14'4") x 3.10m (10'2") Window to rear, steps down from landing, two door wardrobe, radiator and laminate flooring.

Bedroom 3

4.20m (13'9") x 2.64m (8'8") max

Window to front and radiator.

Bedroom 4

4.00m (13'1") into wardrobe x 2.97m (9'9") max Window to front and side, three door wardrobe and radiator.

Bathroom

Obscure window to side, suite comprising bath with mixer tap, separate shower over and glass screen, wash hand

basin with mixer tap and cupboards under, part tiled walls, built in airing cupboard, wall lights and tiled flooring.

Outside

The property enjoys an enclosed rear garden, which is currently divided into 3 sections. The formal garden area extends from the rear of the property with a patio seating area, plant and shrub beds with the majority laid to lawn, gate to the side and gate opening to a further garden area with sunken pond. The final section of garden is mainly laid to gravel and could be used for parking with access to the rear leading from Ravenscroft.

Directions

Turning left out of our office, follow the High Street over the mini roundabout and the property can be found on the righthand side.

EPC RATING - D

