



First Floor



Ground Floor

First floor

Ground floor

Chatters Office  
6 High Street, Chatteris PE16 6BE  
Wisbech Office  
The Boatouse, Harbour Square, Wisbech PE13 3BH  
01354 696700 info@tpayneandco.co.uk  
www.tpayneandco.co.uk

**TPayne & Co**  
SALES & LETTINGS

**TPayne & Co**  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



## Station Street, Chatteris, Cambs, PE16 6EL

Substantial Edwardian Character Property - Original Features - 4 Double Bedrooms & Study - Kitchen/Breakfast Room With Pantry - 3 Reception Rooms, Sun Room & Conservatory - Ground Floor Shower Room & Seperate WC - First Floor Bathroom & Shower Room - Driveway & Double Garage - Enclosed Rear Garden - Must Be Viewed (01354) 696700

**£549,995**





**Ground Floor**

**Front Porch**

Entrance door with windows either side, radiator, mosaic tiled flooring, artex ceiling and stained glass / windows to:

**Entrance Hall**

Stained glass window to rear, mosaic tiled flooring, artex ceiling, under stairs storage cupboard, radiator and stairs to first floor.

**Kitchen/Breakfast Room Max**

4.31m (14'2") x 4.07m (13'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, Lacanche cooker with extractor hood over, plumbing for washing machine, space for fridge/freezer, ceiling rack, vinyl flooring, three windows to side, radiator and door to:

**Pantry/Store**

4.36m (14'4") x 2.19m (7'1")max  
Door to side, leading to driveway.

**Dining Room**

4.31m (14'2") x 3.71m (12'2") max  
Two windows to side with secondary glazing, laminate flooring, two storage cupboards, radiator and door to:

**Lounge**

5.21m (17'1") x 4.42m

(14'6")

Secondary stained glass bay window to front, artex ceiling, fireplace, floorboards and two radiators.

**Sitting Room**

4.56m (15') x 4.31m (14'2")

Stained glass bay window to front, artex ceiling, fireplace with tiled surround and floorboards.

**Conservatory**

1 & 1/2

bowl sink with worktop space, butler sink, three skylights, door and windows to rear, windows to side, tiled flooring and door to:

**Sun Room**

Window to front and side, skylight, tiled flooring and double door to lounge.

**WC**

Low level WC,

pedestal wash hand basin, built in cupboards, window to rear and fireplace.

**Shower Room**

Fitted three-piece suite comprising low level WC, pedestal wash hand basin, shower area, ceiling spotlights, tiled walls and floor, radiator and two windows to side.



**T Payne & Co**  
SALES & LETTINGS



**Rear Lobby**

Part stained window to side, laminate flooring, radiator and door to:

**Rear Porch**

Exposed brick walls, paved floor and part-stained door and windows to side/front.

**First Floor**

**Landing**

Stained glass window to rear, artex flooring,

airing cupboard, two radiators and door to:

**Bedroom 1**

4.57m (15') x 4.32m (14'2")  
Stained glass bay window to front, fireplace, fitted wardrobes and two radiators.

**Bedroom 2**

4.42m (14'6") x 3.63m (11'11")  
Stained glass bay window to front, window to side, fireplace and two

radiators.

**Bedroom 3**

4.31m (14'2") x 3.70m (12'2")  
Two windows to side, laminate flooring, pedestal wash hand basin, radiator and door to bathroom.

**Bedroom 4**

4.42m (14'6") x 3.70m (12'2")  
Stained glass window to side and radiator.

**Study**

2.12m (6'11") x 1.94m (6'4")  
Stained glass window

to side, radiator and laminate flooring.

**Bathroom**

Fitted with four-piece suite comprising bath with shower attachment over, pedestal wash hand basin, low-level WC and bidet, part tiled walls, boiler cupboard, radiator, laminate flooring and two sash windows to side.

**Shower Room**

Fitted with four-piece suite comprising shower cubicle, pedestal wash hand basin, low level WC and bidet, tiled walls, vinyl floor, heated towel rail and stained-glass window to front.

**Outside**

The property owns the road to the side, which leads to the individual driveway / garaging which offers ample parking and storage. There is an

enclosed garden to the rear which is mostly laid to lawn.

**Garage**

Large double door access and electrics and power. Up and over door, door and window to rear.

EPC - TBC



**T Payne & Co**  
SALES & LETTINGS