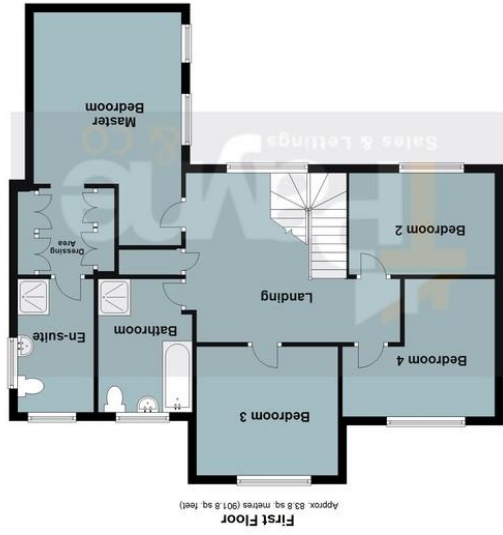


Total area: approx. 200.8 sq. metres (2161.1 sq. feet)  
 Plans are for representational purposes only.  
 Plans are provided using BIMBA.



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



**Boadicea Court, Chatteris, Cambs, PE16 6BN**

Cul De Sac Location - Close To Town Centre - Detached House - 4 Bedrooms - Kitchen & Utility - Lounge, Dining Room & Study - Ensuite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden, Double Garage & Driveway - No Upward Chain - Call To View (01354) 696700

**£500,000**



**Ground Floor**

**Entrance Hall**

Double glazed window to side, under stairs storage cupboard, single radiator and stairs leading to the first floor.

**Lounge Max (14'6")**

6.00m (19'6") x 4.48m  
Double glazed bay window to front, open fire, two single radiators and double-glazed sliding doors leading to the rear of the garden.

**Dining Room**

3.73m (12'2") x 3.32m (10'8")  
Single radiator and double-glazed double doors leading to the garden.

**Kitchen**

4.15m (13'6") x 3.33m (10'9")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink, integrated under counter fridge and dishwasher, range cooker, part tiled walls, two double glazed windows to rear and tiled flooring.

**Utility**

2.82m (9'2") x 1.72m (5'6")  
Fitted with base level units with worktop space over, stainless steel sink with tiled splashbacks, integrated under counter freezer, washing machine and tumble dryer, single radiator and tiled flooring.

**Study**

3.52m (11'5") x 2.54m (8'3")  
Double glazed window to side and single radiator.

**WC**

Fitted with two piece suite comprising, vanity wash hand basin with tiled splashback and low-level WC, single radiator and double glazed window to side.

**First Floor**

**Landing**

Double glazed window to front, built in storage cupboard, two single radiators, loft hatch with pull down ladder and lighting.

**Master Bedroom**

5.55m Max(18'2") x 3.54m (11'6")  
Two double glazed windows to the side, single radiator and open plan archway leading to.

**Dressing Area**

2.37m (7'7") x 2.29m (7'5")  
Built in wardrobes with hanging space.

**En-suite**

Fitted with three-piece suite comprising of shower cubicle, vanity wash hand basin, low level WC, single radiator, double glazed window to rear and side.

**Bedroom 2**

3.67m (12') x 2.67m (8'7")  
Double glazed window to the front and single radiator.

**Bedroom 3**

3.49m (11'4") x 3.34m (10'9")  
Double glazed window to rear and single radiator.

**Bedroom 4**

3.69m (12'1") max x 2.53m (8'3")  
Double glazed window to rear and single radiator.

**Bathroom**

Fitted with four-piece suite comprising of shower cubicle, panelled bath, wash hand basin, low level WC, part tiled walls, single radiator and double glazed window to rear.



**T Payne & Co**  
SALES & LETTINGS



**Outside**

This property is situated in a popular location close to the town centre, a large driveway to the front allowing parking for multiple vehicles. There is also a double garage with two up and over doors, fully connected with power and lighting and the roof has been part bordered allowing space for additional storage, there is also an external door leading to an enclosed rear garden with two patio areas, which are block paved. A large area of lawn with well-established shrub borders around.

EPC Rating - D



**T Payne & Co**  
SALES & LETTINGS