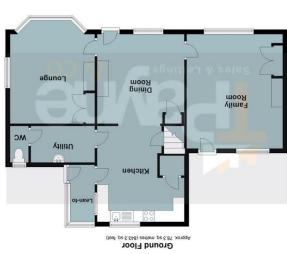


Total area: approx. 145.1 sq. metres (1562.3 sq. feet)
Plans are for representational purposes only
Plans are for representational purposes only.





01354 696700 info@tpayneandco.co.uk

Wisbech Office The Boathouse, Harbour Square, Wisbech PE13 3BH

Chatteris Office 6 High Street, Chatteris PE16 6BE

First floor

**Ground floor** 



## TPayne & Co

01354 696700 info@tpayneandco.co.uk







Station Road, Chatteris, Cambs, PE16 6AG

£395,000







## Ground Floor

Family Room
5.01m (16'4") x 4.22m
(13'8")
Window to rear and front,
fireplace with surround,
'built in' storage cupboard,
radiator and fitted carpet.

Dining Room
3.92m (12'8") x 3.83m
(12'5")
Window to front, with
modern 'fully functional'
wood burner with brick built
fire surround, 'under-stairs'

storage cupboard and exposed flooring.

Kitchen 4.20m (13'7") x 3.83m (12'5")

Fitted with base level units with worktop space over, china butler style sink with tiled splashbacks, plumbing for dishwasher, built-in electric oven, built-in gas hob, window to rear and side, 'built in' pantry cupboard radiator, wooden flooring and stairs leading to the first floor.

Lounge

3.92m (12'8") max x
3.72m (12'2")
Bay window to front,
window to side, fireplace
with surround, 'built in'
storage cupboard, radiator
and fitted carpet.

Utility

2.81m (9'2") x 1.60m (5'2") Wash hand basin, plumbing for washing machine, space for fridge/freezer and tumble dryer and wooden flooring.

WC

Window to rear, fitted with low-level WC, radiator, wooden flooring.

Lean-to

Part brick construction, window to rear and side, tiled flooring and door leading to the rear of the property.

First Floor

Landing/Study
Window to front, radiator and wooden flooring.

Bedroom 1
4.24m (13'9") x 3.37m
(11")
Window to front,
decorative fireplace,
radiator, wooden flooring
and eaves storage.

Bedroom 2 4.08m (13'3") x 3.87m (12'6") Window to front and rear, radiator and wooden flooring. Bedroom 3 4.27m (14') max x 3.97m

Window to rear and side, 'built in' storage cupboard and fitted carpet.

Bathroom Fitted with three piece suite comprising panel

suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, heated towel rail and wooden flooring.











## Outside

To the side of the property are double gates which lead to a large enclosed rear garden and provides access to the driveway. The garden is mainly laid to lawn with many planted shrubs and trees, there is also a paved patio area as well as shingled area to the bottom which consists of a timber built shed.

Please note
A planning application has been approved to extend the property, for more information see Fenland Planning Reference-

EPC- TBC

F/YR22/0821/F