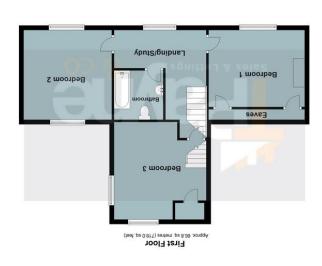


Total area: approx. 145.1 sq. metres (365.3 sq. feet)

Plans are for representational purposes only.

Plans produced using Plantly.





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

Chatteris Office 6 High Street, Chatteris PE16 6BE

First floor

Ground floor



TPayne & Co

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Station Road, Chatteris, Cambs, PE16 6AG







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 (13")
Window to rear and side, 'built in' storage cupboard and fitted carpet.

Bathroom
Fitted with three piece
suite comprising
panelled bath, wash
hand basin and lowlevel 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