

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



Ground floor

First floor

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**Station Road, Chatteris, Cambs, PE16 6AG**

Grade II Listed - Detached Cottage - 3 Double Bedrooms - Kitchen/Breakfast Room & Utility - 2 Reception Rooms - Large Rear Garden - Driveway - Close To Town Location - EPC- TBC - Call To View (01354) 696700

**£375,000**





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 (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 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- F/YR22/0821/F

EPC- TBC



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