

01354 696700 info@tpayneandco.co.uk

TPayne & Co

Ground floor

First floor

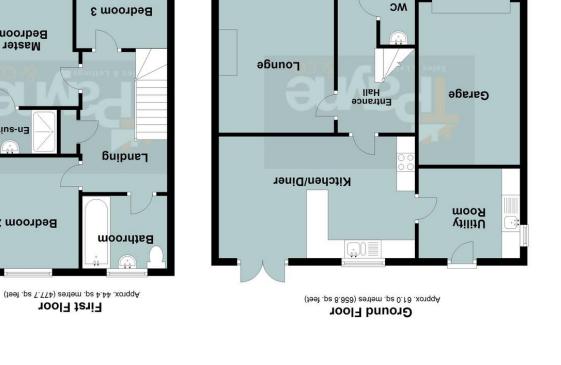
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The Boathouse, Harbour Square, Wisbech PE13 3BH

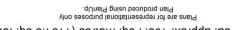
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Wisbech Office

6 High Street, Chatteris PE16 6BE Chatteris Office



Total area: approx. 105.4 sq. metres (1134.5 sq. feet)





Master Medroom

efiue-n3

Bedroom 2

New Road, Chatteris, Cambs, PE16 6BT

No Upward Chain! - Detached House - 3 Bedrooms - Lounge - Kitchen/Diner & Utility - Family Bathroom & En-Suite Shower Room - Garage & Driveway - Large Rear Garden - Call To View - (01354) 696700









Ground Floor

Entrance Hall Double glazed entrance door, single radiator, wooden floor covering, stairs to first floor and doors to.

Lounge 4.58m (15') x 3.15m (10'4") Double glazed window to front, fireplace, radiator and wooden floor covering.

Kitchen/Diner 5.51m (18'1") x 3.32m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, extractor fan, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, two single radiators, tiled flooring, ceiling spotlights and double doors to enclosed rear.

Utility Room 2.77m (9'1") x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, double glazed window to side, single radiator, tiled flooring and ceiling spotlights, door to enclosed rear garden:

WC

Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, single radiator and vinyl flooring.

First Floor

to en-suite.

Landing Stairs to ground floor, boiler cupboard and doors to:

Master Bedroom 3.85m (12'8") x 2.78m (9'1") Double glazed window to front, vinyl flooring, single radiator and door

En-suite

Fitted with three piece suite comprising recessed tiled shower enclosure with shower curtain and low-level WC, part tiled walls, extractor fan, single radiator and double glazed window to side.





Bathroom

Outside

3.25m (10'8") x 3.03m (9'11") Double glazed window to rear and single radiator.

Bedroom 3 2.47m (8'1") x 2.27m (7'5") Double glazed window to front and single radiator. Fitted with three piece suite with panelled bath and hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to rear, single radiator, vinyl flooring and ceiling spotlights. There is a driveway to the front of the property with ample parking and a single garage. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with a patio area, stone chippings, pergola and timber shed, with storage space to one side of the property.

EPC Rating: C



