



Ground floor

First floor

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York Road, Chatteris, Cambs, PE16 6EB

Updating Required - Detached House With Annexe Potential - Plot Size 0.33 Acres (STMS) - 3 Bedrooms - Kitchen & Utility - Lounge, Dining Room & Conservatory - Bathroom & Wet Room - Rear Garden & Driveway - No upward Chain - Call To View (01354) 696700

£350,000



Ground Floor

Entrance Hall
Built-in under-stairs cupboard, stairs leading to the first floor and fitted carpet.

Lounge
7.19m (23'5") x 3.86m (12'6")
Double glazed bay window to front, double glazed window to side, circular window to front, gas fire with brick-built surround, radiator and fitted carpet.

Conservatory
UPVC double glazed windows, fitted carpet and double doors leading to the garden.

Dining Room
3.91m (12'8") x 3.62m (11'8")
Double glazed window to front, double glazed window to side, gas fire with surround radiator and fitted carpet.

Kitchen
3.91m (12'8") x 2.41m (7'9")
Fitted with a matching base and eye level units with worktop space over, China sink, tiled surround, built-in double oven, built-in electric hob, double glazed window to rear, double glazed window to side, radiator and tiled flooring.

Inner Hallway
Plumbing for dishwasher/washing machine, Door to:

Wet Room
Fitted with three piece suite comprising shower area, wash hand basin with tiled surround and WC, double glazed window to side and radiator

Lean-to
Door leading to the rear garden.

Utility
2.51m (8'2") x 1.53m (5')
Plumbing for washing machine, space for fridge/freezer, two wash hand basins and double glazed window to rear.

First Floor

Landing
Double glazed window to front and fitted carpet.

Bedroom 1
3.95m (12'9") x 3.42m (11'2")
Double glazed window to front, two built in wardrobes with double doors, radiator and fitted carpet.

Bedroom 2
3.98m (13") x 3.64m (11'9")
Double glazed window to side, radiator and fitted carpet.

Bedroom 3
3.91m (12'8") x 2.46m (8")
Double glazed window to rear, built in storage cupboard and fitted carpet.



Inner Hallway
Double glazed window to front, radiator and fitted carpet.

Shower Room
Fitted with three-piece suite comprising shower cubicle, wash hand basin with tiled surround and WC & Bidet, double glazed window to rear and radiator

Garage
Up and over door and connected with power and lighting.

Annexe
Potential/Outbuilding
The perfect opportunity to create a 1-bedroom annexe with kitchen, lounge & shower room, there is also an attached garage to the left-hand side with an up and over door and connected with power and lighting.

Outside
To the side of the property is a driveway allowing parking for multiple vehicles. There are also solar panels to the front of the property.

The property sits on a plot which measures approx. 0.33 Acres (STMS) the rear garden comprises of patio, many mature planted shrubs and trees, raised planted and a paved path leading to the garage.

EPC- TBC



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