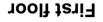


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Ground floor



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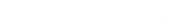
Wisbech Office

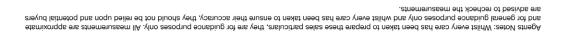




Ground Floor

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# Huntingdon Road, Chatteris, Cambs, PE16 6EA

Generous Corner Plot - Grade II Listed Detached House - 3 Double Bedrooms - Kitchen/Breakfast Room & Utility - 3 Reception Rooms & Conservatory - Ground Floor Shower Room & First Floor Refitted Bathroom - Gated Driveway Offering Ample Parking - Enclosed Rear Garden With Outbuilding(s) - No Upward Chain - Call To View (01354) 696700

£475,000



#### Ground Floor

Kitchen/Breakfast Room 6.04m (19'10") x 3.34m (10'9")max

Fitted base units, 1 & ½ stainless steel sink with tiled splashbacks, electric hob, double oven, space dishwasher and fridge/freezer, tiled flooring, ceiling spotlights, radiator and window to front and rear. Utility 3.63m (11'11") x 3.39m (11'1")max Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and tumble dryer, window to side, laminate flooring, door to:

Dining Room 4.86m (15'11") x 3.70m (12'2") Window to front and rear and two radiators. Lounge 5.28m (17'4") x 4.84m (15'11") Window to front, brick surround fireplace, radiator, stairs to first floor and sliding door to:

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Conservatory Part brick-built conservatory with windows to both sides and rear, double doors to rear and tiled flooring.

Inner Hallway Window to side, storage cupboard and radiator. Study/Bedroom 4 3.65m (12') x 3.06m (10') Window to side and rear and door to rear.

#### Shower Room

Fitted with three-piece suite comprising shower cubicle, wash hand basin and WC, tiled walls, tiled flooring and window to the side.

Rear Lobby Laminate flooring, radiator and door to side.



#### First Floor

Landing Window to front and radiator.

### Bedroom 1 4.01m (13'2") x 3.67m (12')

Window to rear, radiator, storage cupboard, airing <u>cupboard</u> and door to:

## En-suite Bathroom

Fitted with four-piece suite comprising bath, pedestal wash hand basin, shower cubicle and low-level WC, two radiators and window to front. Bedroom 2 4.80m (15'9") x 3.82m (12'6") Window to front and side, two radiators and storage cupboards.







Bedroom 3 3.79m (12'5") x 3.67m (12')





Window to rear, radiator and door to:

Dressing Area 1.82m (6') x 1.74m (5'9")

Outside The property sits on a generous plot, there are electric gates to the side, leading to ample off-road parking, a double garage, two outbuilding(s) and a lawn area with greenhouse.

EPC - TBC



