

First floor

Ground floor

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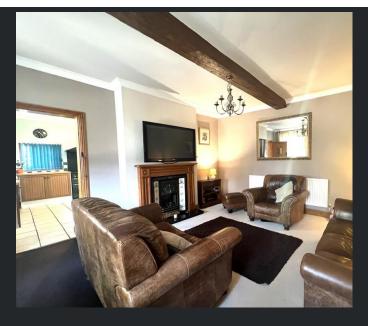






London Road, Chatteris, Cambs, PE16 6AS

£530,000



Ground Floor

Entrance Hall
Window to front, under stairs storage cupboard and single radiator.

Kitchen/Breakfast Room 3.99m (13") x 3.90m (12'7") Fitted with base level units with worktop space over, china butler style with tiled splashbacks, space for cooker, window to front, tiled flooring plumbing for washing machine and single

radiator.



Utility
2.16m (7") x 1.21m
(3'9")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing

Pantry 1.64m (5'3") x 1.21m (3'9") Folding door and tiled flooring.

machine, window to

side and tiled flooring.

Lounge 4.69m (15'3") x 4.24m (13'9")

Two windows to front, gas fireplace with surround and single radiator

Family Room 4.69m (15'3") x 3.50m (11'4") Window to front, open fireplace with surround

and single radiator.



First Floor

Landing
Two windows to rear.

Bedroom 1 4.82m (15'8") x 3.29m (10'7") Window to front and single radiator.

Bedroom 2 4.27m (14') x 3.70m (12'1") Window to front and single radiator. Bedroom 3
3.89m (12'7") x 2.98m
(9'7")
Window to side,
window to front and

single radiator.

Study/ Bedroom 4 3.46m (11'3") x 2.40m (7'8")

Double glazed window to front and single radiator.



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Bathroom
Fitted with four-piece suite comprising free standing bath, wash hand basin, shower cubicle and low-level WC, tiled splashbacks, window to side and built in storage cupboard and single radiator.

Games Room/ Annexe Potential 7.44m (24'4") x 5.57m (18'2")

Complete with power and lighting, electric heater and window to the side and door leading to the store.

WC
Fitted with two pieces suite comprising of low-level WC and wash hand basin.



Outside
There is a shared
access drive down the side of the property
leading to a driveway providing ample parking and laid with gravel, a very well-maintained garden area, consisting of lawn and shrub

gravel, a very well-maintained garden area, consisting of lawn and shrub borders as well as planted trees. There is also access to the games room which is also suitable to be turned in to an annexe.

It is set within a very quiet secluded and private location, yet within a 2 minute walk to the town centre.

EPC RATING - D



