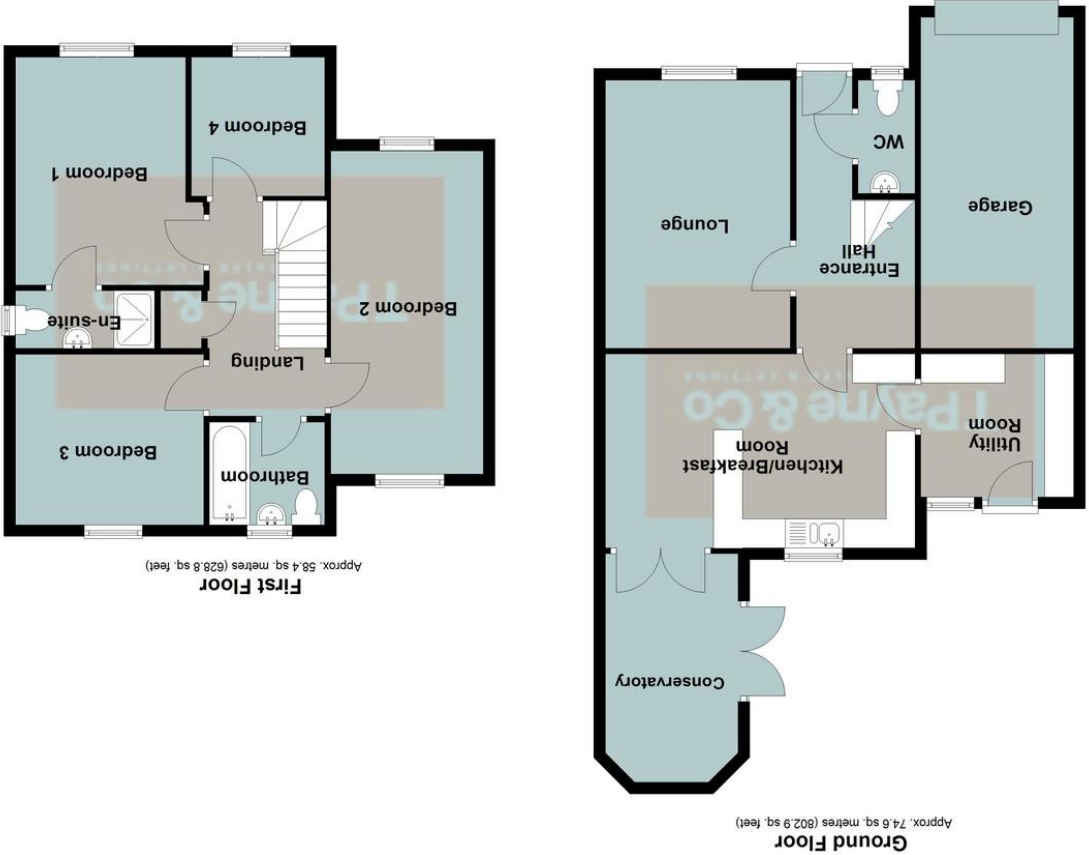


Total area: approx. 133.0 sq. metres (1431.7 sq. feet)



Ground floor

First floor

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New Road, Chatteris, Cambs, PE16 6BT

Central Location - Detached House - 4 Bedrooms - Kitchen/Breakfast Room & Lounge - Family Bathroom, En-Suite to Master & Ground Floor WC - Utility Room - Garage & Ample Parking - Enclosed Rear Garden - No Upward Chain - Call To View (01354) 696700

£350,000



Ground Floor

Entrance Hall

Double glazed entrance door, stairs to first floor and doors to:

Lounge

4.60m (15'1") x 3.18m (10'5")
Double glazed window to front, fireplace and radiator.

WC

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

Kitchen/Breakfast Room
5.47m (17'11") x 3.33m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, part laminate flooring and double glazed double doors to conservatory.

Conservatory

Part brick and UPVc construction with tiled

flooring and double doors to enclosed rear garden.

Utility Room

2.63m (8'7") x 2.46m (8'1")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel, sink, plumbing for washing machine, space for tumble dryer, double glazed window to rear, extractor fan, laminate flooring and door to rear garden.

Garage

Single garage with up and over door.

First Floor

Landing

Built-in airing cupboard and doors to:

Bedroom 1

3.91m (12'10") x 2.93m (9'7")
Double glazed window to front and radiator, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan and double glazed window to side.

Bedroom 2

5.55m (18'3") x 2.63m (8'7")
Double glazed window to front, double glazed window to rear and radiator.

Bedroom 3

3.23m (10'7") x 3.02m (9'11")
Double glazed window to rear and radiator.

Bedroom 4

2.45m (8') x 2.41m (7'11")
Double glazed window to front and radiator.

Bathroom

Fitted with three piece suite comprising panelled

bath with separate shower over, pedestal wash hand basin and low-level WC, fully tiled walls, extractor fan, double glazed window to rear, radiator and tiled flooring.



Outside

The property has a large driveway to the front with shared access and ample parking for several vehicles. Side gates give access to the enclosed rear garden which is mainly laid to lawn with patio areas and gravelled area.

EPC Rating: C



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