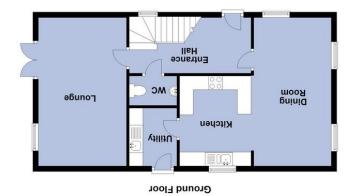




First Floor



First floor

Ground floor

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Wisbech Office
The Boathouse, Harbour Square, Wisbech PE13 3BH

Chatteris Office 6 High Street, Chatteris PE16 6BE

TPayne & Co

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Hive End Court, Chatteris, Cambs, PE16 6HZ



Ground Floor

Entrance Hall
Entrance door, double
glazed window to front,
laminate flooring,
radiator and stairs to
first floor.

Kitchen
3.19m (10'6") x 2.61m
(8'7")
Fitted with a matching
range of base and eye
level units with
worktop space over,
gas hob and double

oven with extractor hood over, 1 & 1/2 bowl stainless steel sink, built-in dishwasher, laminate flooring, ceiling spotlights and double glazed window to rear.

Dining Room
5.41m (17'9") x 2.83m
(9'3")
Two double glazed
windows to side,
double glazed window

to front, two radiators,



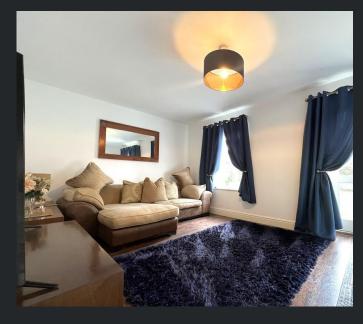
laminate flooring and open plan to the kitchen.

Lounge
5.41m (17'9") x 3.22m
(10'7")
Double glazed
window to side,
radiator, laminate
flooring and doubleglazed double doors
to side.

Utility 2.11m (6'11") x 1.66m (5'5")

Fitted base units with stainless steel sink, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring and double-glazed door to rear.

WC
Fitted with two-piece
suite comprising, wash
hand basin and lowlevel WC, tiled



splashbacks, radiator and tiled flooring.

First Floor

Landing
Airing cupboard,
double glazed
window to front and
door to:

Bedroom 1
3.22m (10'7") x 4.87m
(15'9")
Double glazed
window to side, built

in wardrobe and radiator and door to:

En-suite
Fitted with three-piece
suite comprising
shower cubicle,
pedestal wash hand
basin and low-level
WC, tiled
splashbacks, tiled
flooring, ceiling
spotlights and double-



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glazed window to rear.

Bedroom 2
3.22m (10'7") x 3.21m
(10'6")

Double glazed
window to side and
radiator.

Bedroom 3
3.21m (10'6") x 2.06m
(6'9")
Double glazed
window to side and
radiator.

Bedroom 4
2.80m (9'2") x 2.05m
(6'9")
Double glazed
window to front, built
in wardrobe and
radiator.

Bathroom
Fitted with three-piece
suite comprising bath
with shower
attachment over,
pedestal wash hand
basin and low-level
WC, tiled



splashbacks, tiled flooring and doubleglazed window to

Outside
There is an enclosed garden to the side which is mainly laid to lawn with side access leading to the driveway and garage to the other side of the property.

EPC - C



