



roold barron

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

Chatteris Office 6 High Street, Chatteris PE16 6BE

First floor

**Ground floor** 



## TPayne & Co

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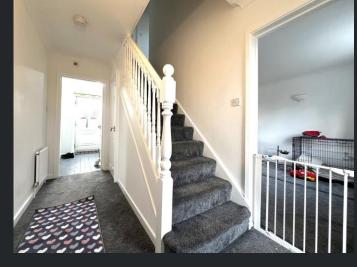




## St. Pauls Drive, Chatteris, Cambs, PE16 6DG







## **Ground Floor**

Entrance Hall
Entrance door with
windows to side, fitted
carpet, two radiators and
stairs to first floor.

Kitchen Area 3.06m (10') x 2.47m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, space for fridge, freezer and dishwasher, gas hob with extractor hood over, tiled flooring, double glazed window to rear and opening to:

Utility Area 2.51m (8'3") max x 1.89m (6'2") Plumbing for washing machine, space for tumble dryer and double-glazed door to rear.

Dining Room
3.91m (12'10") x 3.06m
(10')
Window to front, two
radiators and fitted
carpet.

Lounge 6.52m (21'5") x 3.10m (10'2") Double glazed window to front, fitted carpet, fireplace, two radiators

and double door to rear.

WC
Fitted with two-piece
suite comprising,
pedestal wash hand
basin and low-level WC,
heated towel rail and
tiled flooring.

First Floor

Landing
Airing cupboard and door to:

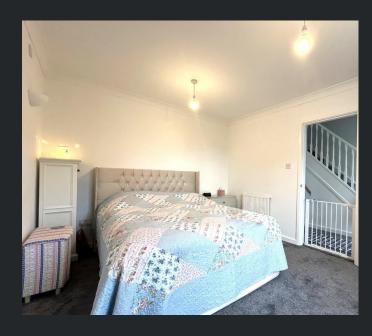
Bedroom 1 3.63m (11'11") x 4.20m (13'7")max Double glazed window to front, fitted carpet, radiator and door to: En-suite

Fitted with three-piece suite comprising with shower, pedestal wash hand basin and low-level WC, tiled flooring and double-glazed window to front.

Bedroom 2 3.63m (11'11") x 3.14m (10'4") Double glazed window to front, fitted carpet and radiator.



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Bedroom 3 3.11m (10'2") x 2.80m (9'2") Double glazed window to rear, fitted carpet and radiator.

Bedroom 4 2.79m (9'2") x 2.32m (7'7") max Double glazed window to rear, fitted carpet and radiator.

Bathroom

Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, tiled flooring and double-glazed window to rear.



Outside

The property has a front garden with plants and shrubs, and a driveway to the side, leading to the double garage.

There is an enclosed rear garden which is partly laid to lawn and patio with garden room.

Workshop 4.74m wide x 3.30m depth

depth Double Garage 5.35m wide x 5.25m

EPC - TBC

