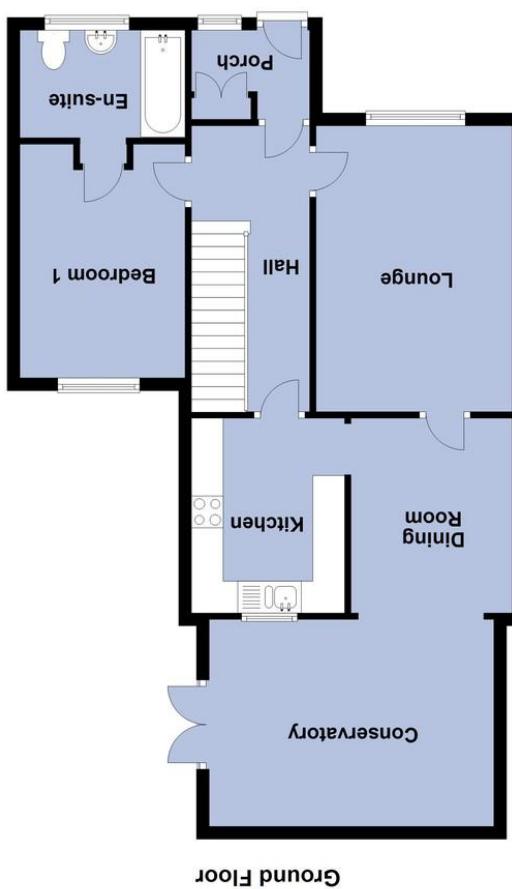


First Floor



Ground Floor

First floor

www.tpayneandco.co.uk
01354 696700 info@tpayneandco.co.uk

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

Chatteris Office
6 High Street, Chatteris PE16 6BE

Ground floor

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Huntingdon Road, Chatteris, Cambs, PE16 6EF

Semi-Detached House - 4 Bedrooms - Kitchen - Lounge - Open Plan Dining Room & Conservatory - Family Bathroom & En-Suite - Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

Offers In Excess Of

£260,000



Ground Floor

Porch

Double glazed entrance door, double glazed window to front, tiled flooring, storage cupboard and door to:

Hall

Radiator, stairs to first floor, understairs storage cupboard and doors to:

Kitchen

3.06m (10') x 2.41m (7'11")
Fitted with matching base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, plumbing for washing machine and dishwasher, oven, gas

hob, double glazed window to rear, radiator and tiled flooring.

Lounge

4.49m (14'9") x 3.09m (10'2")
Double glazed window to front, radiator, and fireplace with wooden surround, door to:

Dining Room

3.06m (10') x 2.52m (8'3")
Laminate flooring, radiator and open plan with conservatory, ideal family area.

First Floor

Conservatory

4.48m (14'8") x 3.25m (10'8")
Recently re-fitted conservatory with part brick construction, laminate flooring and double doors to the side.

Bedroom 1

3.67m (12') x 2.60m (8'6")
Double glazed window to rear and radiator.

En-suite

Bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to front, radiator, tiled flooring.

Landing

Double glazed window to side, storage cupboard, stairs to ground floor and doors to:

Bedroom 2

3.33m (10'11") x 3.10m (10'2")
Double glazed window to front, radiator and built in wardrobe.

Bedroom 3

3.04m (10') x 2.31m (7'7")
Double glazed window to rear, radiator and built in wardrobe.

Bedroom 4

2.22m (7'3") x 1.85m (6'1")
Double glazed window to front and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side and rear, heated towel rail and vinyl flooring.

Outside

The property has off road parking for several vehicles to the front. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area and shed.

EPC Rating: D



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