



## New Road, Chatteris, Cambs, PE16 6BJ

Grade II Listed - Beautiful Character Cottage - 2 Bedrooms - 2 Reception Rooms - Kitchen/Breakfast Room - Bathroom - Enclosed Rear Garden - Viewing Highly Recommended - Call To View (01354 696700) - Open weekdays till 8pm - Saturday till 5pm - Sunday till 4pm

# £170,000





#### Ground Floor

##### Lounge

3.79m (12'5" x 3.29m (10'10"))

Entrance door and sash window to front, wood burner, radiator, wooden flooring and wall lights.

##### Dining Room

3.77m (12'4") x 2.366, (7'9")

Feature fireplace, understairs cupboard, radiator, wooden flooring, wall lights, stairs to the first floor.

##### Kitchen/Breakfast Room

5.6m (18'4") x 2.49m (8'2")

Fitted with a matching range of base and eye level units with worktop space over. Tiled splashbacks, 1+1/2 bowl stainless steel sink, built-in freezer and dishwasher, plumbing for washing machine, space for fridge. There is a Rangemaster cooker with extractor hood over, windows to side, tiled flooring and spotlights to ceiling.



#### Bathroom

Panelled bath with shower over and screen, pedestal wash hand basin and low level WC, tiled splashbacks, window to rear heated towel rail, tiled flooring, spotlights to ceiling.

#### First Floor

##### Bedroom 1

3.77m (12'4") x 3.30m (10x10")

Window to front, radiator, laminate flooring, fitted wardrobes, spotlights.

##### Bedroom 2

2.56m (8'5") max x 2.37m (7'9")

Window to side and rear, Built in wardrobe, spotlights.

#### Outside

There is a small garden area to the front with a gate to the side leading to the enclosed rear garden. The enclosed rear garden is mainly laid gravel for low maintenance with a decking area.

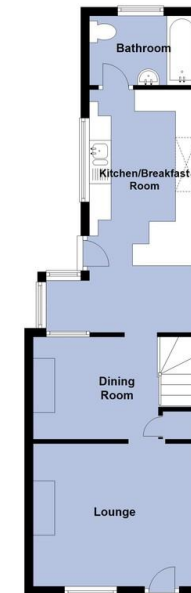
#### Directions

Turning left out of our High Street Office. Turn right into New Road and this property is on the left hand side.

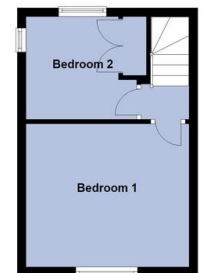
EPC Rating E



Ground Floor



First Floor



Plans are for representative purposes only  
Plan produced using PlanUp.