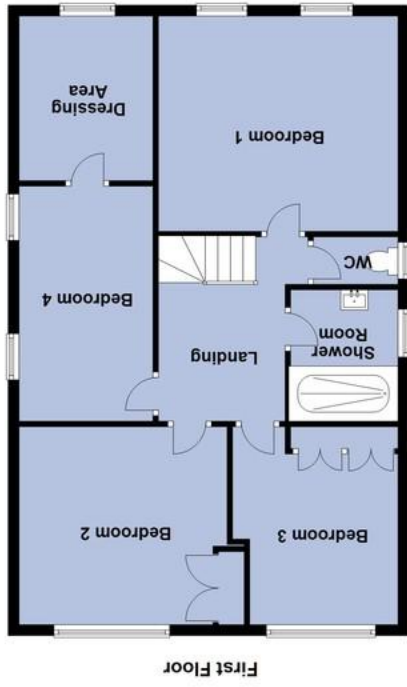


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Plans are for representational purposes only
Plan produced using PlanUp



High Street, Chatteris, Cambs., PE16 6BE

Town Centre Location - Detached House With Shop Front - 4 Bedrooms - 3 Reception Rooms - Kitchen & Separate Pantry - First Floor
Shower Room & Separate WC - Spacious Shop Currently Functioning As A Hair Salon - Viewings Advised (01354) 696700

£330,000



Property Description

Ground Floor

Entrance Hall

Entrance door with two windows to side, parquet style flooring, coving to ceiling and stairs to first floor.

Kitchen

3.63m (11'11") x 2.72m (8'11")
Fitted with a matching range of base and eye level units with worktop space over, gas cooker with extractor hood over, 1+1/2 bowl sink, space for fridge/freezer, vinyl flooring, coving to ceiling, two windows to side, open plan to:

Dining Room

3.70m (12'2") x 2.82m (9'3")
Window to front and rear, beam feature ceiling, radiator and door to:

Conservatory

Double doors and window to side, two windows to rear, radiator and tiled flooring.

Lounge

6.49m (21'4") x 3.95m (13')
Window to rear, fireplace, beam feature ceiling, floorboards, and radiator.

Pantry

2.02m (6'8") x 1.56m (5'1")
Plumbing for washing machine.

Salon

Glazed door and three large windows to front, and door to rear.
FIXTURES AND FITTINGS IN THE SALON ARE NOT INCLUDED WITHIN THE SALE.

Kitchen Area

2.14m (7') x 1.52m (5')
Stainless steel sink.

WC

Fitted with two-piece suite comprising, wash hand basin and WC, space for tumble dryer, tiled flooring, and window to side.

First Floor

Bedroom 1

4.57m (15') x 3.95m (13')
Two double glazed windows to front, two radiators and coving to ceiling.

WC

WC, vinyl flooring, coving to ceiling and window to side.

Shower Room

Fitted with two-piece suite comprising shower enclosure with glass screen and pedestal wash hand basin, tiled walls, radiator, vinyl flooring and window to side.

Bedroom 2

3.64m (11'11") x 3.60m (11'10")
Double glazed window to rear, built in wardrobe, radiator and coving to ceiling.

Bedroom 3

3.63m (11'11") x 3.13m (10'2") max
Double glazed window to rear, built in wardrobe, radiator and coving to ceiling.

Bedroom 4

4.31m (14'2") x 2.14m (7')
Two windows to side, coving to ceiling and door to:

Dressing Area

3.01m (9'11") x 2.14m (7')
Double glazed window to front.

Outside

The property is located close to the town centre. The property offers an enclosed rear garden which is partly laid to lawn, part patio with side gate access into the side garden/side entrance to the house.

EPC - TBC

Please Note-

FIXTURES AND FITTINGS IN THE SALON ARE NOT INCLUDED WITHIN THE SALE.

