



## New Road, Chatteris

**Price: Freehold £240,000 offers in the region of**

- Extended, Detached, Three Bedroom Cottage
- Presented to a Very High Standard
- Two Reception Rooms
- Spacious Kitchen/ Diner
- Downstairs Shower Room
- Off Road Parking
- Large Rear Garden
- Close to Local School

EPC Rating: D



#### Hall

Stairs to first floor, doors to all rooms

#### LOUNGE 13'7" x 11'2" (4.14m x 3.40m)

Double glazed window to side aspect, fireplace and surround, radiator

#### Kitchen/Diner 14'8" x 13'8" (4.47m x 4.17m)

Double glazed window to side aspect, wall and base units, one and a half bowl sink, built in pantry cupboard, integrated fridge, integrated freezer, integrated full size dishwasher, space for range style cooker, wall mounted extractor hood, breakfast bar, tiled splashback and surround, door leading to inner hall.

Family Room 13'3" x 10'8" (4.04m x 3.25m) Double glazed window to side aspect, recessed downlights, radiator, French doors leading to rear garden, double doors to kitchen/diner

#### Inner Lobby

6' x 3' (1.83m x 0.91m)

Access to downstairs WC/shower room

#### Downstairs WC/Shower Room

Low level WC, basin, double walk in shower cubicle

#### Lobby Area/Hallway

6' x 4' (1.83m x 1.22m)

Storage cupboard, understairs cupboard housing boiler, heated towel rail, door to WC, door to kitchen area

#### First Floor Landing

15' x 3' (4.57m x 0.91m)

Double glazed Window to rear aspect, doors to all bedrooms

#### Master Bedroom

13'3" x 10'10" (4.04m x 3.30m)

Double glazed window to rear aspect, window to side aspect, opening to dressing area

#### Dressing Area

9'4" x 7' (2.84m x 2.13m)

Wardrobe, door leading to landing, open aspect flowing through into bedroom area.

#### Bedroom Two

13'6" x 11'2" (4.11m x 3.40m)

Window to side, wardrobes, radiator

#### Bedroom Three

10'6" x 11' max 8' min (3.20m x 3.56m) Double Glazed window to side aspect, wardrobes/storage area, loft hatch, radiator

#### Family Bathroom

9'5" x 6'4" (2.87m x 1.93m)

Low level WC, basin, L shaped bath with shower over, mixer taps and shower attachment, tiled splashback, tiled floor, airing cupboard.

#### Outside Wash House

Plumbing for a washing machine. Space for a tumble dryer.

#### Rear Garden

Extensive new patio area, gated access, large rear garden of decked terrace area overlooking extensive garden of lawn, flowers, trees and shrubs. A collection of outdoor storage areas, various storage shed. Side garden leading to front.

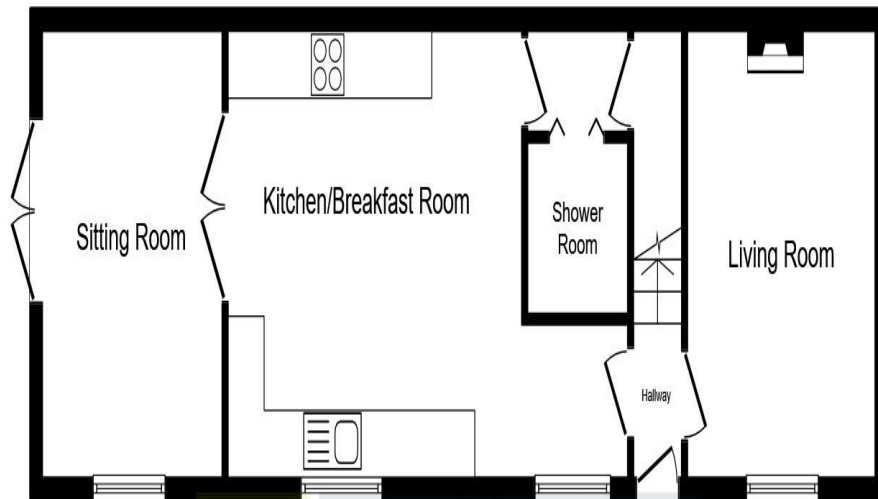
#### Agents Note

The property has 16 solar panels, fully paid for with around 15 years of income left. Recently replaced fencing to borders and an extended and improved patio area.

The Property owners also advise that they will have a right of way over the neighbour's driveway to create parking to the front of the property for multiple vehicles.

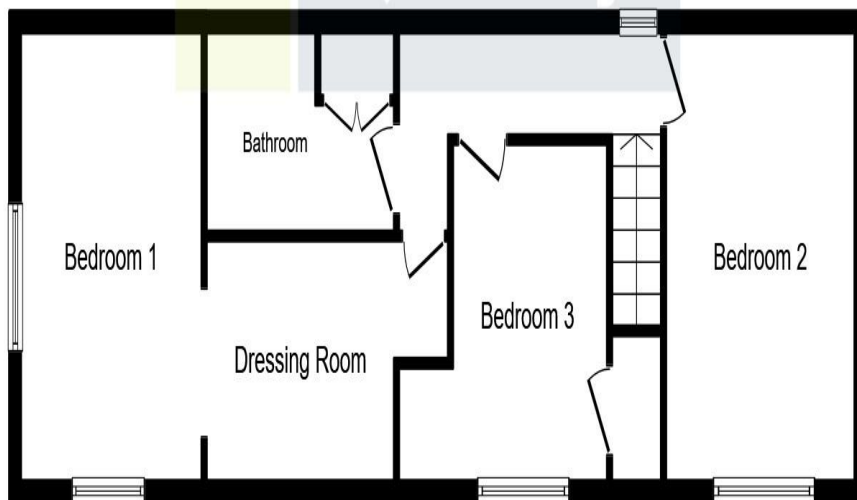


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**Ground Floor**

**Sharman  
Quinney**



**First Floor**

117.2 sq. m. (1,261.6 sq. ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sharman Quinney. Powered by [www.focalagent.com](http://www.focalagent.com)

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