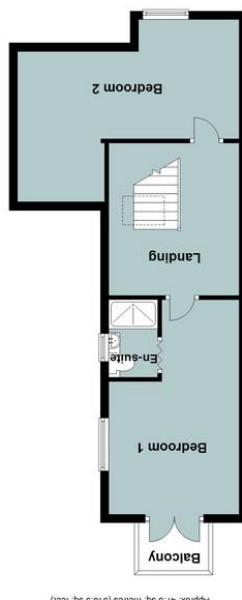


Total area: approx. 170.9 sq. metres (1840.0 sq. feet)



### Ground floor

### First floor

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**London Road, Chatteris, Cambs, PE16 6LU**

Detached Chalet Bungalow - 3 Bedrooms - Kitchen & Dining Areas - Lounge - Family Bathroom & En-suite - Garage & Driveway Parking For Several Vehicles - Enclosed Rear Garden – EPC Rating: D - Call To View (01354) 696700

**£375,000**



#### Ground Floor

Entrance Hall  
Double glazed entrance door and two windows to front, under-stairs storage cupboard, tiled flooring, stairs to first floor, double glazed door to side and doors to:

Study  
2.41m (7'11") x 1.95m (6'5")  
Double glazed window to side and radiator.

#### Bathroom

Fitted with three piece suite comprising P shaped bath with shower over and glass screen, wash hand basin with storage under, WC with hidden cistern, fully tiled walls, heated towel rail, double glazed window to side and tiled flooring.

Dining Area  
4.82m (15'10") x 3.61m (11'10")

Double glazed double doors to garden with windows either side, double glazed bay window to side, two radiators, tiled flooring, open plan to:

#### Kitchen Area

3.71m (12'2") x 3.32m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, full height pantry cupboard with shelving, matching island unit with breakfast bar and storage under, 1+1/2 bowl sink, plumbing for slimline dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in electric hob with extractor hood over, double glazed window to side, tiled flooring and door to:

#### Lounge

6.08m (19'11") x 3.65m (12')

Double glazed bay window to front, single radiator, wall lights, electric fire with lighted surround and mantle and double glazed double doors to rear.

Bedroom 3  
4.81m (15'9") x 3.02m (9'11")  
Double glazed window to rear and radiator.

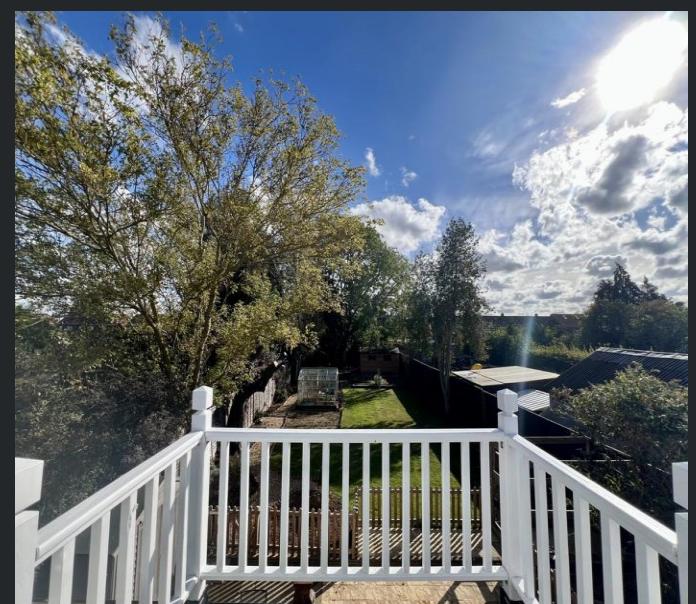
#### Utility Room

2.75m (9') x 1.95m (6'5")

Fitted with a matching range of base and eye level units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, window to side, storage cupboard and door to side.



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#### First Floor

Landing  
Double glazed velux window, radiator, stairs to ground floor and doors to:

Bedroom 1  
5.07m (16'7") max x 3.13m (10'3")  
Double glazed window to side, radiator, a fitted floor to ceiling wardrobe with 4 hanging rails and a fitted floor to ceiling shelved cupboard, double glazed double doors to balcony and folding doors to:

#### En-suite

Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC combination unit with storage, tiled splashbacks, double glazed window to side, radiator, heated towel rail.

#### Bedroom 2

5.32m (17'5") x 2.85m (9'4")  
Double glazed window to front and radiator.

#### Outside

The property boasts a large driveway to the front with ample parking leading to the garage, while a front garden is laid to lawn with small trees and shrubs. Side gates give access to the enclosed, well maintained, rear garden which is mainly laid to lawn with patio area, pathway leading to the rear, greenhouse, timber sheds and seating area to the side.

#### Garage

4.86m (15'11") x 3.05m (10')

Double glazed window to side, radiator, up and over door and wall mounted gas boiler.

EPC Rating: D



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