Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

The Property Ombudsman

T Payne & Co
SALES & LETTINGS

Ground floor

First floor

Chatteris Office
6 High Street, Chatteris PE16 6BE

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

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

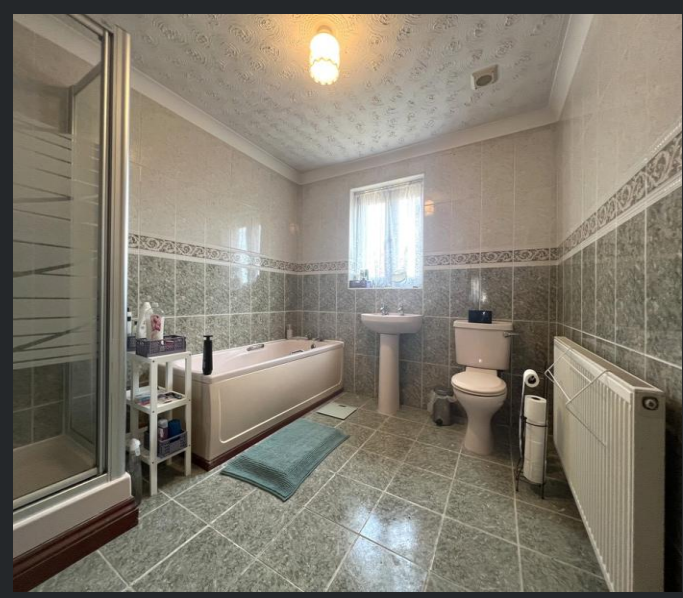
T Payne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk

Dock Road, Chatteris, Cambs, PE16 6RE

Close To Amenities - Detached House - 4 Bedrooms - Kitchen & 3 Reception Rooms - Family Bathroom, En-Suite To Master & Ground Floor WC - Enclosed Rear Garden - Double Tandem Garage & Driveway Parking – EPC Rating: C
Call To View (01354) 696700

£345,000



Ground Floor

Entrance Hall
Under-stairs storage cupboard, stairs to first floor and doors to:

Kitchen/Breakfast Room
4.26m (14') x 3.22m (10'7")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, tiled splashbacks, integrated dishwasher, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, two double glazed windows to front, single radiator, tiled flooring, door to utility room.

Dining Room
3.60m (11'10") x 2.98m (9'9")
Double glazed window to front and single radiator.

Study
2.98m (9'9") x 2.35m (7'9")
Double glazed window to rear and single radiator.

Utility Room
3.22m (10'7") x 1.64m (5'5")
Fitted with a matching range of cupboards with worktop space over, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, and door to side.

WC
Fitted with two piece suite comprising wash hand basin and low-level WC, tiled splashback, single radiator and laminate flooring.

Lounge
5.83m (19'2") x 3.98m (13'1")
Double glazed window to rear, single radiator and double glazed double doors to garden.

First Floor

Landing
Double glazed window to front, airing cupboard, storage cupboard stairs to ground floor and doors to:

Master Bedroom
3.33m (10'7") x 4.30m (14'1")
Two double glazed windows to front, built-in double wardrobes, single radiator and door to:

En-suite Shower Room
Fitted with three piece suite with comprising, shower cubicle, pedestal wash hand basin and low-level WC, fully tiled walls, double glazed window to side and tiled flooring.

Bedroom 2
4.02m (13'2") x 3.06m (10'7")
Double glazed window to rear, built-in wardrobes and single radiator.

Bedroom 3
3.00m (9'10") x 2.98m (9'9")
Double glazed window to rear, built-in wardrobe and single radiator.

Bedroom 4
3.00m (9'10") x 3.00m (9'10")
Double glazed window to front, single radiator.

Bathroom
Fitted with four piece suite with comprising, panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, fully tiled walls, extractor fan, double glazed window to rear, single radiator and tiled flooring.

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Outside
The property has a double tandem garage to the side which has electric and lighting with ample driveway parking to the front with a lawn. A side gate gives access to the enclosed south facing rear garden which is mainly laid to lawn with patio areas and timber shed.

EPC Rating: C

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