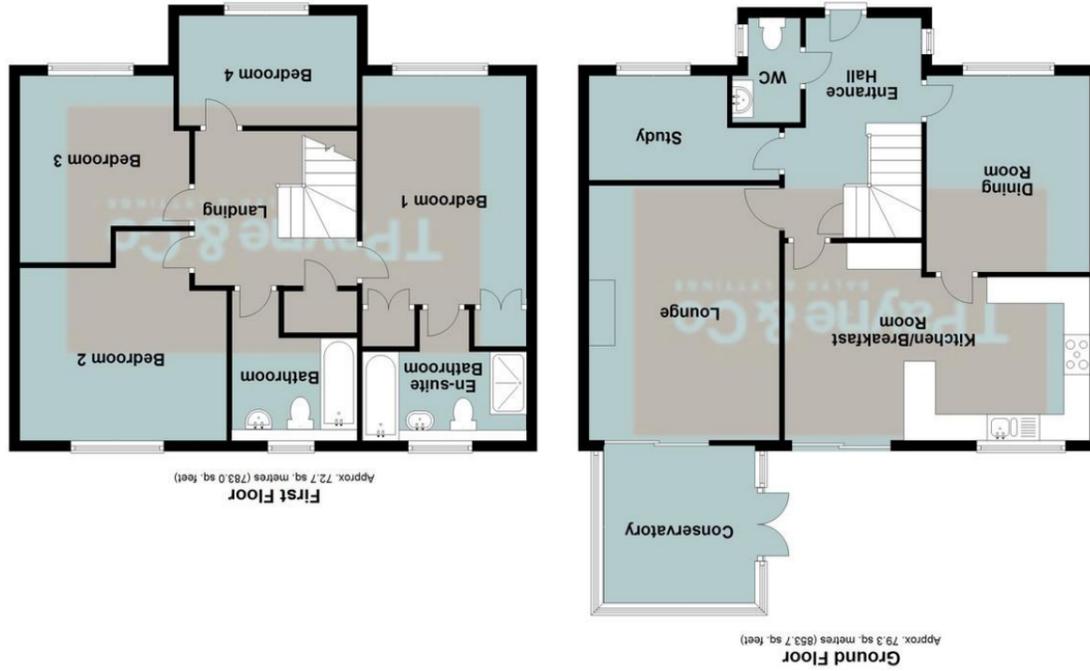


Total area: approx. 152.0 sq. metres (1636.6 sq. feet)



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

Chatters Office  
6 High Street, Chatteris PE16 6BE  
Wisbech Office  
The Boatouse, Harbour Square, Wisbech PE13 3BH  
01354 696700 info@tpayneandco.co.uk  
www.tpayneandco.co.uk

**TPayne & Co**  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



**Tribune Close, Chatteris, Cambs, PE16 6UY**

Cul-De-Sac Location - Beautifully Presented - Detached House - 4 Bedrooms - Kitchen/Breakfast Room - 3 Reception Rooms & Conservatory - Family Bathroom, En-Suite to Master & Ground Floor WC - Double Garage & Driveway - Front & Rear Gardens - Viewing Recommended - Call To View (01354) 696700

**£425,000**



**Ground Floor**

**Entrance Hall**  
Double glazed entrance door, double glazed window to side, understairs storage cupboard, radiator, LVT flooring, stairs to first floor.

**Kitchen/Breakfast Room**  
5.84m (19'2") x 3.77m (12'4")  
Fitted with a matching range of base and eye level units with quartz worktop space over, matching breakfast bar, 1+1/2 bowl sink with quartz splashbacks, integrated dishwasher and washing machine, fridge/freezer and refuse bins, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, LVT flooring, double glazed sliding

patio doors to garden, door to:

**Dining Room**  
3.75m (12'4") x 3.06m (10')  
Double glazed window to front, radiator and LVT flooring.

**Lounge**  
4.88m (16') x 3.64m (11'11")  
Fireplace with gas fire, radiator, LVT flooring, double glazed sliding patio door to conservatory.

**Study**  
3.64m (11'11") max x 2.00m (6'7")  
Double glazed window to front, radiator and LVT flooring.

**Conservatory**  
3.00m (9'10") x 2.93m (9'7")  
Double glazed windows to sides and rear, tiled flooring, double glazed double doors to enclosed rear garden.

**WC**  
Double glazed window to side, pedestal wash hand basin with storage under and tiled splashback, low-level WC and LVT flooring.

**First Floor**

**Landing**  
Airing cupboard, Stairs from ground floor and doors to:

**Bedroom 1**  
4.37m (14'4") x 3.14m (10'4")  
Double glazed window to

front, radiator and two built in double wardrobes, door to:

**En-suite Bathroom**  
Fitted with four piece suite comprising panelled bath with hand shower attachment, wash hand basin with storage under and part tiled walls, double shower with folding screen and low-level WC, part tiled walls, heated towel rail, extractor fan, double glazed window to rear and tiled flooring.

**Bedroom 2**  
4.43m (14'6") x 3.30m (10'10") max  
Double glazed window to rear and radiator

**Bedroom 3**  
3.67m (12') x 3.25m (10'8") max  
Double glazed window to front and radiator.

**Bedroom 4**  
3.17m (10'5") x 2.10m (6'11")  
Double glazed window to front and radiator.

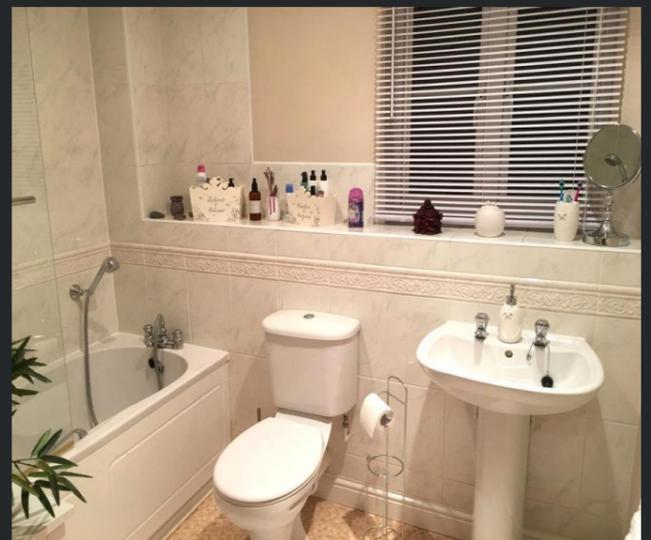
**Bathroom**  
Fitted with three piece suite comprising panelled bath with hand shower attachment, separate shower over and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator and tiled flooring

**Outside**  
The property has a double garage with remote control doors, electric and light with parking in front. The front garden is planted with small trees and shrubs with a pathway leading to the front entrance door, while the enclosed rear garden is mainly laid to lawn with patio areas, planted borders, timber shed, trees and shrubs.

EPC Rating: C



**T Payne & Co**  
SALES & LETTINGS



**T Payne & Co**  
SALES & LETTINGS