



## West Street, Chatteris, Cambs, PE16 6HP

Beautifully Presented - Grade II Listed - Detached Character Cottage - Refurbished To A High Spec - 2 Reception Rooms - Kitchen/Breakfast Room - 2 Double Bedrooms - Large Landscaped Garden - Viewing Highly Recommended - Call To View (01354 696700)

**£325,000**



#### Ground Floor

##### Kitchen

3.79m (12'5") x 3.27m (10'9")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with upstands, plumbing for washing machine, space for fridge/freezer, rangemaster cooker with extractor hood over, fireplace, flagstone tiled flooring, feature ceiling beam, ceiling spotlights, double glazed window to front and side and door to:

##### Dining Room

3.66m (12') x 3.07m (10'1") max  
Double glazed window to front, window to rear, flagstone tiled flooring, wall panelling, feature ceiling beam, storage cupboard, radiator, stairs to first floor and opening to:

##### Lounge

3.65m (12') x 3.47m (11'5")  
Door and window to front, open fireplace, feature ceiling beam, fitted carpet and radiator.

#### First Floor

##### Landing

3.16m (10'4") x 1.86m (6'1")  
Radiator and door to:

##### Bedroom 1

3.72m (12'2") x 3.53m (11'7")  
Double glazed window to front and side, floorboards and radiator.

##### Bedroom 2

3.69m (12'1") x 3.36m (11')  
Double glazed window to front and side, floorboards and radiator.

##### Bathroom

2.23m (7'4") x 1.68m (5'6")  
Fitted with three-piece suite with comprising a freestanding bath, vanity wash hand basin and low-level WC, part tiled walls, radiator and double-glazed window to front.

#### Outside

The property has an extensive driveway with double gates at the front offering ample parking for multiple vehicles. The garden area is beautifully landscaped with lawn areas, plants / shrubs and trees. There is also a patio area, a stoned pathway, greenhouse, shed and a hot tub which will remain.

EPC - TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

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.