



First floor

Ground floor

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Huntingdon Road, Chatteris, Cambs, PE16 6EA

£375,000

Generous Corner Plot - Grade II Listed Detached House - 3 Double Bedrooms - Kitchen/Breakfast Room & Utility - 3 Reception Rooms & Conservatory - Ground Floor Shower Room & First Floor Refitted Bathroom - Gated Driveway Offering Ample Parking - Enclosed Rear Garden With Outbuilding(s) - No Upward Chain - Call To View (01354) 696700



Ground Floor

Kitchen/Breakfast Room
6.04m (19'10") x 3.34m (10'9")max

Fitted base units, 1 & 1/2 stainless steel sink with tiled splashbacks, electric hob, double oven, space dishwasher and fridge/freezer, tiled flooring, ceiling spotlights, radiator and window to front and rear.

Utility
3.63m (11'11") x 3.39m (11'1")
Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and tumble dryer, window to side, laminate flooring, door to:

Dining Room
4.86m (15'11") x 3.70m (12'2")

Window to front and rear and two radiators.

Lounge
5.28m (17'4") x 4.84m (15'11")
Window to front, brick surround fireplace, radiator, stairs to first floor and sliding door to:

Conservatory
Part brick-built conservatory with windows to both sides and rear, double doors to rear and tiled flooring.

Inner Hallway
Window to side, storage cupboard and radiator.

Study/Bedroom
4 3.65m (12') x 3.06m (10')
Window to side and rear and door to rear.

Shower Room
Fitted with three-piece suite comprising shower cubicle, wash hand basin and WC, tiled walls, tiled flooring and window to the side.

Rear Lobby
Laminate flooring, radiator and door to side.

First Floor

Landing
Window to front and radiator.

Bedroom 1
4.01m (13'2") x 3.67m (12')
Window to rear, radiator, storage cupboard, airing

cupboard and door to:

En-suite Bathroom
Fitted with four-piece suite comprising bath, pedestal wash hand basin, shower cubicle and low-level WC, two radiators and window to front.

Bedroom 2
4.80m (15'9") x 3.82m (12'6")
Window to front and side, two radiators and storage cupboards.

Bedroom 3
3.79m (12'5") x 3.67m (12')
Window to rear, radiator and door to:

Dressing Area
1.82m (6') x 1.74m (5'9")

Outside

The property sits on a generous plot, there are electric gates to the side, leading to ample off-road parking, a double garage, two outbuilding(s) and a lawn area with greenhouse.

EPC Rating - D



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