T Payne & Co
SALES & LETTINGS

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4-6 Market Hill, Chatteris, Cambs, PE16 6BA

Grade II Listed Building - Central Location - Commercial Shops & Residential Living - Recently Renovated - 3 Bedrooms - Refitted Kitchen - Two Refitted Shower Rooms & Two Seperate WCs - No Upward Chain - Must Be Viewed (01354) 696700

£280,000







Ground Floor

Shop
Base unit with stainless steel sink over, fireplace, two electric radiators, ceiling spotlights, window to front and door to:

Shop
Window to front and side, electric radiator and ceiling spotlights.

WC
1.92m (6'4") x 1.46m (4'7")
max

Fitted two-piece suite comprising a vanity wash hand basin and WC.

Entrance Hall
4.12m (13'6") x 1.13m (3'8")
Entrance door and door to:

Hall
4.54m (14'8") x 1.77m (5'8")
Stairs to first floor, fitted carpet, radiator, door to rear and door to:

WC
1.54m (5') x 0.79m (2'5")
Fitted two-piece suite comprising vanity wash hand basin and WC.

Reception Room
4.14m (13'5") into cupboard x 3.80m (12'4") max
Window to rear, storage cupboard, fitted carpet, fireplace, radiator and door/stairs to:

Basement

Kitchen
4.98m (16'3") x 3.00m (9'8")
Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, stainless steel sink, integrated dishwasher, radiator, vinyl flooring, ceiling spotlights, window and door to side and door to:

Shower Room
2.85m (9'3") x 2.12m (6'9")
Fitted three-piece suite comprising a shower cubicle, vanity wash hand basin and WC, two boiler cupboard, radiator, vinyl flooring, ceiling spotlights and windows to side.

Utility Area
2.78m (9'1") x 2.53m (8'3")
Worktop space, radiator, vinyl flooring, ceiling spotlights and door to:

Hall
2.88m (9'5") x 1.57m (5'2")
Fitted carpet, built in storage cupboard, ceiling spotlights and door to:

Reception Rom
4.95m (16'2") x 2.82m (9'2")
Fitted carpet, two radiators, ceiling spotlights and window and door to side.

Reception Room
3.33m (10'11") x 2.85m (9'4")
Fitted carpet, two windows to side, radiator and ceiling spotlights.

First Floor

Landing
Window to rear and door to:

Bedroom 1
4.44m (14'5") x 4.30m (14'1") max
Two windows to front, fitted base unit with sink over, fitted carpet, fireplace, built in wardrobe and radiator.

Bedroom 2
4.06m (13'3") x 4.05m (13'2") max into cupboard
Window to rear, fitted carpet, fireplace, built in wardrobe and radiator.

Bedroom 3
3.24m (10'8") x 4.18m (13'7")
Window to front, fitted carpet, fireplace and radiator.

Shower Room
2.02m (6'8") x 1.90m (6'3")
Fitted three-piece suite comprising a shower cubicle, vanity wash hand basin and WC, radiator, vinyl flooring and ceiling spotlights.

EPC – C (Domestic)
Commercial EPC - TBC



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.