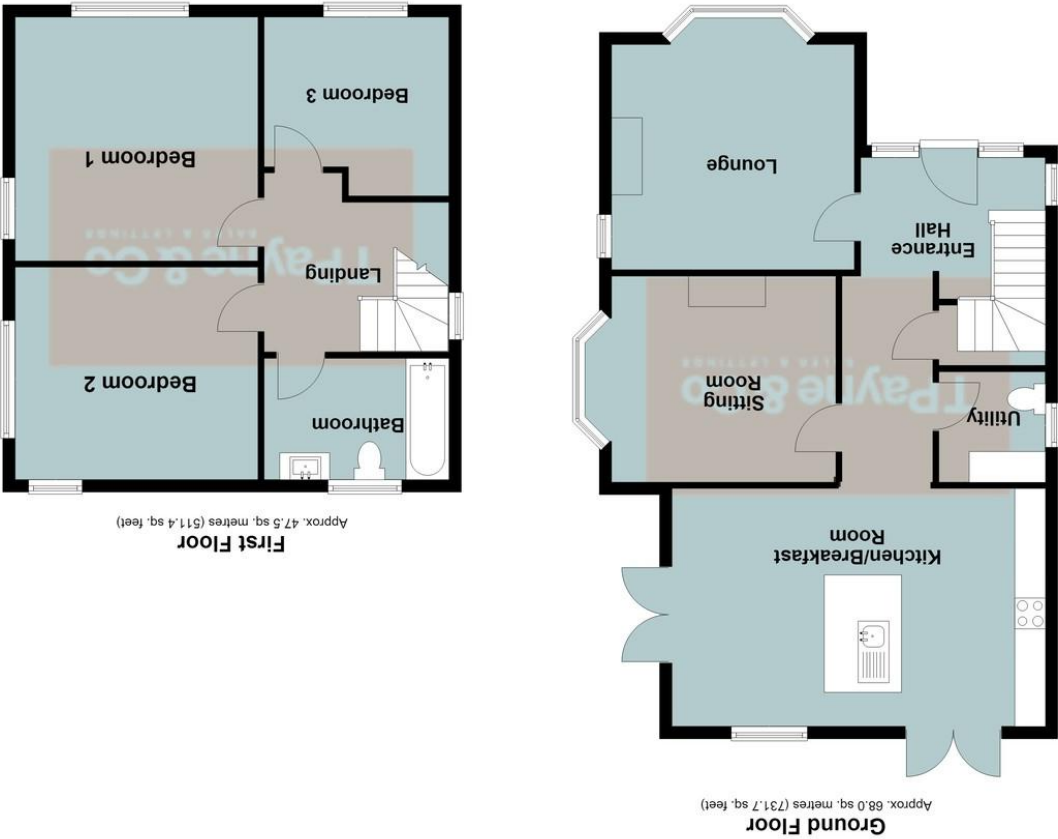


Total area: approx. 115.5 sq. metres (1243.1 sq. feet)



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

TPayne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



Huntingdon Road, Chatteris, Cambs, PE16 6EA

Close To Local Amenities - Beautifully Presented Detached House - Character Features - 3 Bedrooms - 2 Reception Rooms - Kitchen/Breakfast Room & Utility - Bathroom & Ground Floor WC - Driveway With Ample Parking - Enclosed Wrap Around Walled Garden With Workshop - Viewing Highly Recommended - Call To View (01354) 696700

£375,000



Ground Floor

Entrance Hall

Two double glazed windows and entrance door to front, wooden flooring, stairs to first floor and doors to:

Kitchen/Breakfast Room
5.80m (19') x 3.86m (12'8")
Open Plan fitted with a matching range of base and eye level units with worktop space over, matching island unit with breakfast bar, composite sink, tiled splashbacks, integrated fridge/freezer and dishwasher, built-in oven, built-in four ring gas

hob with extractor hood over, double glazed window to rear, radiator, tiled flooring and two sets of double glazed double doors to garden.

Lounge
3.65m (12') x 3.65m (12')
Double glazed bay window to front, double glazed window to side, feature open fire fireplace, radiator and wooden flooring.

Sitting Room
3.35m (11') x 3.04m (9'11")
Double glazed bay window to side, feature open fire fireplace, radiator and wooden flooring.

Utility
1.80m (5'11") x 1.73m (5'8")
Base units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator and tiled flooring.

First Floor

Landing
Double glazed window to side, stairs to ground floor and doors to:

Bedroom 1
3.65m (12') x 3.65m (12')
Double glazed window to

front, double glazed window to side and radiator.

Bedroom 2
3.66m (12') x 3.35m
Double glazed window to side, double glazed window to rear and radiator.

Bedroom 3
2.71m (8'11") x 2.41m (7'11") max
Double glazed window to front and radiator.

Bathroom
Fitted with three piece suite comprising, panelled bath with separate shower over and hand shower

attachment with glass screen, wash hand basin with base cupboard and low-level WC, part tiled walls, extractor fan, double glazed window to rear, heated towel rail and tiled flooring.

Outside
The property offers a generous front driveway with parking for several vehicles. Two sets of gates lead to the enclosed rear wrap around, walled garden which is mainly laid to lawn with paved pathways, attractive patio area with raised beds, trees, plants and shrubs. There is a timber workshop with electric and lighting and an additional timber shed.



EPC Rating: TBC



T Payne & Co
SALES & LETTINGS



T Payne & Co
SALES & LETTINGS