



## Station Street, Chatteris, Cambs, PE16 6NB

Close To Local Amenities - Deceptively Spacious - End Terraced Townhouse - 4 Bedrooms - Kitchen & Utility - Lounge/Diner - Ground Floor WC, First Floor Bathroom & Second Floor En Suite - Enclosed Rear Garden - Off Road Parking & Garage - Call To View (01354) 696700

**£299,995**



**Ground Floor**

**Hall**

2.00m (6'7") x 1.60m (5'3")  
Entrance door, two storage cupboards, radiator, laminate flooring and door to:

**Kitchen**

3.27m (10'9") x 2.95m (9'8")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, gas hob with extractor hood over and oven, space for fridge freezer and dishwasher, vinyl flooring, stairs to first floor, double glazed window to front and door to:

**Utility**

2.03m (6'8") x 1.60m (5'3")  
Base units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer and vinyl flooring.

**Lounge/Diner**

5.03m (16'6") x 5.61m (18'4") max  
Double glazed window(s) to rear, two radiators, laminate flooring and double-glazed double door to garden.

**WC**

1.73m (5'8") x 0.86m (2'10") Fitted with two-piece suite comprising pedestal wash hand basin and low-level

WC, tiled splashbacks, radiator, vinyl flooring and double-glazed window to front.

**First Floor**

**Landing**

3.16m (10'4") x 1.90m (6'3")  
Airing cupboard and door to:

**Bedroom 2**

4.54m (14'11") x 2.94m (9'6") max  
Double glazed window to rear, fitted carpet and radiator.

**Bedroom 3**

4.35m (14'3") x 2.93m (9'6") max  
Double glazed window to front, fitted carpet and radiator.

**Bedroom 4**

2.83m (9'3") x 2.14m (7')  
Double glazed window to rear and radiator.

**Bathroom**

2.70m (8'10") x 2.18m (7'1")  
Fitted with four-piece suite with comprising a bath, pedestal wash hand basin, shower cubicle and low-level WC, part tiled walls, heated towel rail, vinyl flooring and double-glazed window to front.

**Second Floor**

**Landing**

1.91m (6'3") x 0.88m (2'11") max  
Fitted carpet, radiator and door to:

**Bedroom 1**

7.17m (23'6") x 5.04m (16'6") max  
Two double glazed windows to rear, built in wardrobe, radiator, and laminate flooring.

**En-suite**

4.46m (14'6") x 2.22m (7'2") max  
Fitted with three-piece suite with comprising a shower cubicle, pedestal wash hand basin and low-level WC, heated towel rail, vinyl flooring and ceiling spotlights.

**Outside**

The property has an enclosed garden to the rear which is mostly laid to lawn with plants/shrubs. There is a pathway to the gate accessing the off-road parking and garage behind.

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.