



## Wimpole Street, Chatteris, Cambs, PE16 6ND

Close To Town Centre - Spacious Detached House - Recently Refurbished - 3/4 Bedrooms - Open Plan Kitchen/Dining Family Room - Utility & Ground Floor WC - First Floor Bathroom & En Suite - Rear Garden - Driveway & Carport - No Upward Chain - Must Be Viewed (01354) 696700

**£415,000**



#### Ground Floor

##### Entrance Hall

Composite entrance door, storage cupboard, radiator and stairs to first floor.

##### Kitchen Area

4.97m (16'4") x 3.05m (10')  
Fitted with a matching range of base and eye level units with worktop over, 1 & ½ bowl stainless steel sink, electric hob with extractor hood over and oven, space for fridge freezer, radiator, window to side and rear and open plan to:

##### Dining Area

4.46m (14'8") x 3.58m (11'9")  
Bow window to front, fitted carpet and radiator.

##### Lounge

4.47m (14'8") x 3.58m (11'9")  
Bow window to front, window to side, fitted carpet, electric fire, radiator and bi-fold door(s) to rear.

##### Utility

2.49m (8'2") x 3.27m (10'7") max  
Fitted matching range of base and eye level units with worktop over, stainless steel sink, plumbing for washing machine, space for tumble dryer, vinyl flooring, window to rear and door to side.

#### WC

Fitted two piece suite comprising low level WC, vanity wash hand basin, vinyl flooring and window to side.

#### First Floor

##### Landing

Window to side, fitted carpet and door to:

##### Bedroom 1

4.46m (14'6") x 3.60m (11'10") max  
Bow window to front, fitted carpet, radiator and door to:

##### En-suite

Fitted three piece suite comprising low level WC, vanity wash hand basin, shower cubicle, vinyl flooring, heated towel rail and window to front.

##### Bedroom 2

4.50m (14'7") x 2.25m (7'3")  
Approx  
Bow window to front, window to front, side and rear, fitted carpet and one radiator.

##### Bedroom 3

3.06m (10') x 2.08m (6'10") max  
Window to rear, fitted carpet and radiator.

#### Bedrooms 4

3.63m (11'9") x 2.11m (6'9")  
Approx  
UPVC window to rear, UPVC window to side and radiator

#### Bathroom

Fitted with three-piece suite comprising bath with shower attachment over, vanity wash hand basin and low-level WC, part tiled walls, heated towel rail, vinyl flooring and two double glazed windows to rear,

#### Outside

The property has a driveway offering ample off-road parking to the front, side and rear. To the rear there is carport, patio area and the garden is mostly laid to lawn.

#### NOTE

The current owner is willing to split Bedroom 2 into two reasonable sized rooms, if wanted by the buyers the wall will be erected before completion.

EPC RATING: C



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.