

Total area: approx. 133.4 sq. metres (1435.9 sq. feet)



Ground floor

First floor

T Payne & Co
SALES & LETTINGS

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Blackmill Road, Chatteris, Cambs, PE16 6SR

Spacious Detached Bungalow - 3 Bedrooms - Kitchen/Breakfast Room & Utility - Lounge Area - Dining Area - Wet Room - Low Maintenance Enclosed Rear Garden - Double Garage With Ample Parking For Several Vehicles - Viewing Recommended - Call To View (01354) 696700

£400,000



Entrance Hall
Double glazed entrance door and double glazed window to front, storage cupboard, radiator and doors to:

Dining Area
3.75m (12'4") x 3.65m (12')

Double glazed window to front and radiator.

Kitchen/Breakfast Room
3.60m (11'10") x 3.03m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, matching

breakfast bar, 1+1/2 bowl sink, tiled splashbacks, built-in electric oven, built-in electric hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring, open plan to:

Utility Area
3.15m (10'4") x 1.75m (5'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for condenser

tumble dryer, space for fridge freezer, double glazed window to rear and vinyl flooring.

WC

Double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC and tiled splashbacks.

Rear Lobby

Laminate flooring, double glazed door to side driveway.

max Lounge Area
6.61m (21'8") x 4.52m

(14'10")

Two radiators, fireplace with electric fire, sliding doors to rear and double glazed door to side.

Bedroom 1 4.28m (14'1") x 3.67m (12')

Double glazed window to rear, fitted with a range of wardrobes and radiator.

Bedroom 2 3.63m (12') x 3.68m (12'1")

Double glazed window to front and radiator.

Bedroom 3 3.50m (11'6") x 2.39m (7'10") max

Double glazed window to front, built-in storage cupboard and radiator.

Wet Room

Shower area with shower curtain and drop down seat, wall mounted wash hand basin and WC, with fully tiled walls, two windows to side, built-in airing cupboard and heated towel rail.

Outside

The property boasts ample blockweave driveway parking to the front and side giving

access to the double garages with planted borders. A gate leads to the enclosed, low maintenance, rear garden which is laid to patio with planted borders, trees and shrubs in addition to a timber shed.

EPC RATING: C



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