

Guide Price

£300,000 - £315,000

Southampton Place, Chatteris,
Cambridgeshire PE16 6LR



To arrange a viewing call us now on 01354 694900

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An EXTENDED four-bedroom semi-detached family home offering excellent space and versatility, this FABULOUS PROPERTY features a GENEROUS lounge/diner ideal for both relaxing and entertaining, a separate family room, a spacious kitchen/breakfast room, and a convenient cloakroom on the ground floor. Upstairs, the home boasts four WELL-PROPORTIONED bedrooms, including a principal bedroom with EN-SUITE, alongside a modern family bathroom.

Externally, the property benefits from ample off-road parking to the front and a private rear garden, making it an ideal choice for growing families seeking comfort and practicality.

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GROUND FLOOR

Kitchen/Breakfast Room
5.06m (16'7") x 2.75m (9')
Fitted with a matching range of wall and base units with wooden worktops complete with range style cooker, integrated dishwasher and washing machine, space for fridge/freezer, two windows to rear and door out to garden.

Family Room
4.91m (16'1") x 2.39m (7'10")
Window to front, double doors into kitchen.

Living Room
7.02m (23') max. x 5.00m (16'5") max.
Window to front, stairs rising to first floor, double doors into garden.

WC
1.76m (5'9") x 0.84m (2'9")
Fitted with a low level wc and hand wash basin set within vanity unit. Window to front.

FIRST FLOOR

Bedroom 1
4.77m (15'8") x 2.54m (8'4")
Window to front, fitted wardrobes.

En-suite
2.39m (7'10") x 1.74m (5'9")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.56m (11'8") x 2.46m (8'1")
Window to front.

Bedroom 3
3.38m (11'1") x 2.84m (9'4")
Window to rear.

Bedroom 4
3.14m (10'4") x 2.38m (7'10")
Window to rear.

Bathroom
2.08m (6'10") x 1.67m (5'6")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front of the property is open plan and block paved providing off road parking plus there is a small area of lawn. To the rear, the garden has a shaped lawn, patio and storage shed.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold
Fenland District Council tax band
Energy rating C

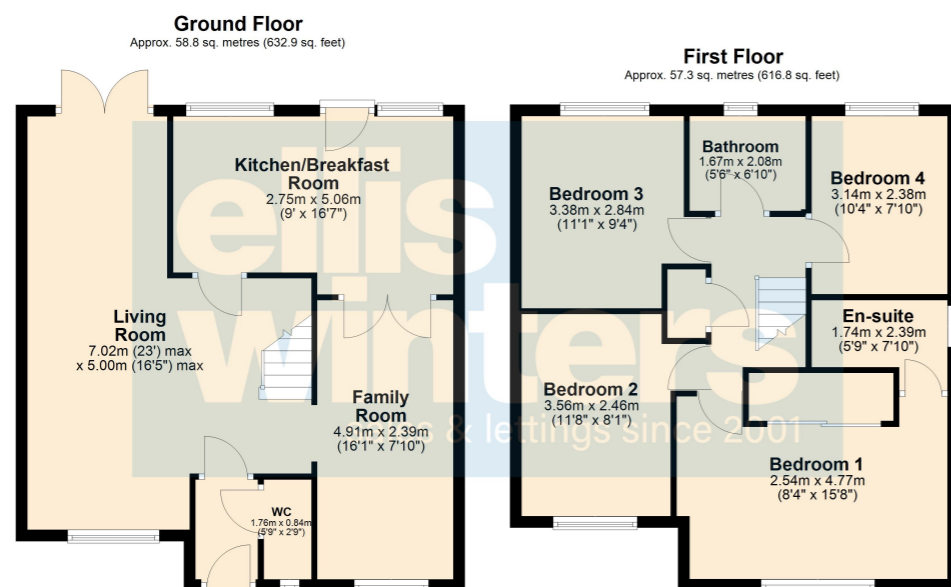
Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

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Total area: approx. 116.1 sq. metres (1249.7 sq. feet)

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