



High Street, Chatteris, Cambs, PE16 6BE

Prime High Street Location - Retail Shop With 3 Bedroom House - Kitchen & Lounge/Diner - Bathroom & Separate WC - Large First Floor Store - Enclosed Garden - Call To view & For More Information - (01354) 696700

£260,000



Ground Floor

Shop

Entrance door, bay window & further window to front and shelving.

A securely gated shared passageway leads to a further gate to the rear garden and entrance doors.

Lobby

3.30m (10'10") x 1.38m (4'6")
Entrance door, storage cupboard, radiator and through to stairs to first floor.

Lounge/Diner

4.22m (13'10") x 3.16m (10'4")
Two windows to side, two single radiators, laminate flooring and door to:

Kitchen

3.81m (12'6") x 3.16m (10'4")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine and

dishwasher, space for fridge/freezer, gas for cooker with extractor hood over, window to side, single radiator, and laminate flooring.

First Floor

Landing

Stairs from ground floor, corner storage cupboards and doors to:

Bedroom 1

4.00m (13'1") x 3.56m (11'8")
Window to front, built-in storage cupboard and single radiator.

Bedroom 2

3.56m (11'8") x 3.39m (11'1")
Window to front and single radiator.

Bedroom 3

3.42m (11'3") x 2.68m (8'9")
Window to rear and two radiators.

WC

1.66m (5'5") x 0.99m (3'3")
Window to rear and WC.

Bathroom

Fitted with a 2 piece suite comprising panelled bath with separate shower over and shower curtain window to side and storage cupboard.

First Floor Store

9.36m (30'8") x 7.30m (23'11")
Separate staircase access with five windows to side and window to rear.

Outside

The rear garden is hardstanding with planted borders and outbuildings

EPC Rating: TBC

Please Note: This floor plan is intended as a guide only.



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.