

Total area: approx. 121.8 sq. metres (1311.5 sq. feet)



Ground floor

First floor

Chatteris Office
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London Road, Chatteris, Cambs, PE16 6LS

Generous Plot - Detached House - 3 Double Bedrooms - Kitchen/Breakfast Room & 2 Reception Rooms - Ground Floor WC - First Floor Bathroom - Established Front & Rear Garden(s) - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

£350,000



Ground Floor

Entrance Hall
2.45m (8') x 2.00m (6'7")
Entrance door and window to front, fitted carpet, electric storage heater, stairs to first floor and sliding door to:

Kitchen
3.58m (11'9") x 3.35m (11')
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled

splashbacks, electric hob with extractor hood over, oven and built-in microwave, plumbing for washing machine, space for fridge/freezer and dishwasher, double glazed window to rear and open plan to:

Breakfast Area
3.31m (10'10") x 2.61m (8'7")
Fitted cupboard/shelving unit, electric storage heater and storage cupboard.



Lounge
5.91m (19'5") x 3.23m (10'7")
Double glazed window to front, fireplace, fitted carpet, electric storage heater and double door to:

Dining Room
3.59m (11'9") x 3.21m (10'6")
Fitted carpet, electric storage heater and sliding door to rear.

WC
1.53m (5') x 1.22m (4')
Fitted two-piece suite comprising a vanity wash hand basin and low-level WC, tiled walls and double-glazed window to front.

Utility Area
3.62m (11'8") x 2.42m (7'9")
Fitted base units and space for appliance(s).



First Floor

Landing
Airing cupboard and door to:

Bedroom 1
3.60m (11'8") x 3.13m (10'3") max
Double glazed window to front, fitted wardrobe(s) and dressing table, fitted carpet and electric storage heater.

Bedroom 2
3.52m (11'7") x 2.63m (8'8") max
Double glazed window to rear, fitted wardrobe(s), vanity wash hand basin, fitted carpet and electric storage heater.



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Bedroom 3
2.99m (9'10") x 2.49m (8'2") max
Double glazed window to front, fitted wardrobe(s), fitted carpet and electric storage heater.

Bathroom
2.08m (6'10") x 1.68m (5'6")
Fitted with three-piece suite comprising a bath with electric shower attachment over, pedestal wash hand basin and low-level WC, tiled walls, electric storage heater, vinyl flooring and double-glazed window to rear.



Outside
The property is situated on a generous plot, with established front and rear garden(s) mainly laid to lawn with trees, shrubs and plants. There is also a driveway to the front, leading to the single garage.

PLEASE NOTE:
Outlined ariel photos are for illustration purposes only. You must rely upon your own measuring survey.

EPC - TBC



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