



MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01354 607100

Residential Sales

£350,000



Ref: M5129

17 East Park Street, Chatteris, Cambridgeshire PE16 6LH

We have great pleasure in offering this unique detached house for sale. It sits within close walking distance of the town centre. Accommodation includes Reception Hall, Utility Area, Kitchen/Diner, Lounge, ground floor master Bedroom with Wet Room, 3 first floor Bedrooms and Bathroom. Having gas central heating and windows mostly double glazed the property further benefits from large gardens and gated off road parking for several vehicles. No Upward Chain.



Offices at March and Wisbech

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RECEPTION HALL 13' x 12' 1" (3.96m x 3.68m) Double glazed front entrance door leads into the Entrance Hall, feature coloured glass arched windows to front and side, stairs leading off, under stairs recess with double doors leading to utility area, wood floor.

INNER HALLWAY Radiator, polished wood floor, door to courtyard drying area, double glazed window to front.

UTILITY AREA 12' 7" x 2' 11" (3.84m x 0.89m) Situated under the stairs with plumbing for automatic washing machine, glazed door leading to courtyard drying area.

KITCHEN/DINER 15' 11" x 10' 10" max (4.85m x 3.3m) Double glazed window to front, shelved meter cupboard, radiator, range of fitted wall and base units with worktop surfaces and tiled splashbacks, single drainer one and a half bowl sink unit, fitted 4 ring electric hob, electric double oven and extractor, inset spot lights and mock beamed ceiling, boiler cupboard housing wall mounted Glow Worm gas fired boiler.

LOUNGE 16' 7" x 13' 11" max (5.05m x 4.24m) Double glazed bay window to front, mock beamed ceiling, recess shelving, feature brick built recess fireplace with wood beam over, two radiators.

BEDROOM ONE 14' 6" x 13' 7" (4.42m x 4.14m) Situated on the ground floor, double glazed windows to front and side, laminate flooring.

EN SUITE WET ROOM 8' 8" x 8' 6" (2.64m x 2.59m) Having low level wc, wash basin and shower, radiator, part tiled walls, double glazed windows to either side, wall mounted warm air heater.

STAIRS AND LANDING Stairs lead onto the first floor landing, radiator, double glazed window, loft access, cupboard housing water tank.

BEDROOM TWO 12' x 11' 11" (3.66m x 3.63m) Double glazed window to front, radiator.

BEDROOM THREE 10' 6" x 8' 8" (3.2m x 2.64m) Double glazed window to front, radiator.

BEDROOM FOUR 9' 3" x 8' 11" (2.82m x 2.72m) Radiator, double glazed window to front, wardrobe cupboard.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m) Having low level wc, pedestal wash basin, bath with tiled side panel, shower and screen over, tiled floor, part tiled walls, double glazed window.

OUTSIDE Accessed via double full height wooden gates from East Park Street to gravelled car parking for several vehicles. The gardens are enclosed and laid mainly to lawn with borders and established tree. Paved patio area. 3 garden sheds.



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SERVICES Mains water, electricity, gas and drainage. Radiator central heating and hot water via gas fired boiler.

VIEWING Strictly by appointment with Maxey Grounds.

POSSESSION Vacant possession upon completion.

DIRECTIONS From our Chatteris Office on the High Street turn right and then directly left into East Park Street. Follow East Park Street past the bus stop and the police station, turning 2nd right [1st right is Victoria Street] and staying on East Park Street. The entry into this property can then be found a short distance on your left hand side.

COUNCIL TAX BAND C

EPC RATING BAND E

PARTICULARS PREPARED 23rd August 2022



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