

£275,000

London Road, Chatteris, Cambridgeshire PE16 6AS



To arrange a viewing call us now on 01354 694900

INVESTMENT OPPORTUNITY – this five bedroom DETACHED HMO property is FULLY OCCUPIED and compliant with all regulations.

The accommodation comprises five rooms, two shower rooms, communal sitting area and communal kitchen.

There is also a self contained one bedroom annexe with planning to extend.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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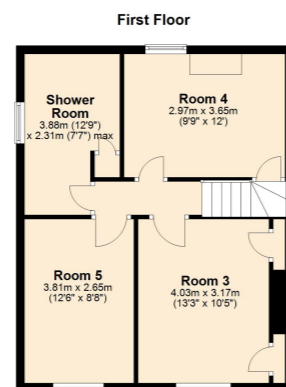
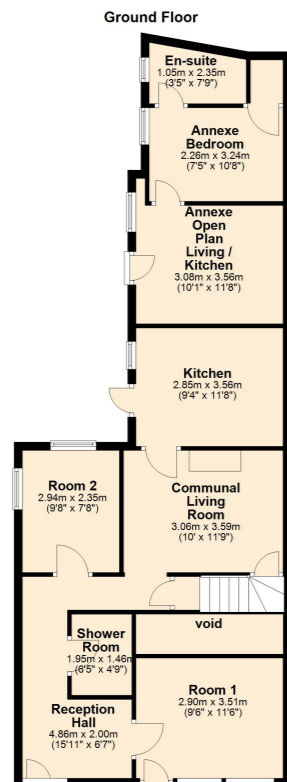


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#### GROUND FLOOR

##### HALL

4.86m (15'11") x 2.00m (6'7")

##### COMMUNAL LIVING ROOM

3.59m (11'9") x 3.06m (10')

##### KITCHEN

3.56m (11'8") x 2.85m (9'4")

##### SHOWER ROOM

1.95m (6'5") x 1.46m (4'9")

##### ROOM 1

2.90 (9'6") x 3.51 (11'6")

##### ROOM 2

2.94 (9'8") x 2.35 (7'8")

#### FIRST FLOOR

##### ROOM 3

4.03m (13'3") x 3.17m (10'5")

##### ROOM 4

3.65m (12') x 2.97m (9'9")

##### ROOM 5

3.81m (12'6") x 2.65m (8'8")

##### SHOWER ROOM

3.88 (12'9") x 2.31 (7'7")

#### ANNEXE

##### ANNEXE OPEN PLAN LIVING / KITCHEN

3.56m (11'8") x 3.08m (10'1")

##### ANNEXE BEDROOM

3.24m (10'8") x 2.26m (7'5")

##### EN-SUITE

1.05 (3'5") x 2.35 (7'9")

#### OUTSIDE

A side gate leads to the rear where there is access to the annexe. The seller has planning permission granted and foundation are in situ for an extension to the annexe. Further details can be provided if required.

#### AGENTS NOTES

Each room is occupied as follows:-

Room 1 £450 per month

Room 2 £355 per month

Room 3 £450 per month

Room 4 £105 per week

Room 5 £100 per week

Annexe £525 per month and the tenant pays all utilities

#### TENURE

Freehold

Fenland District Council tax band B

Energy rating E

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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