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**elliswinters&co**



**£285,000**

London Road, Chatteris, Cambridgeshire PE16 6AS



**To arrange a viewing call us now on 01354 694900**

Step into a world of charm and character with this versatile four/five-bedroom property.

Boasting ample space spread across three floors, this delightful home offers a unique blend of period features and modern convenience. The heart of the home, a warm and inviting living room, features a working open fireplace, creating a cosy atmosphere. A spacious kitchen/diner provides the perfect space for family meals and gatherings, complemented by a lovely seating area around a feature fireplace. Four generously sized bedrooms offer flexibility for family living or home working, with an additional office providing a dedicated workspace. A stylish bathroom completes the interior, adding a touch of elegance.

Outside, a charming courtyard-style garden provides a private oasis for relaxation, while limited off-road parking adds a practical touch.

Don't miss this opportunity to own a piece of history – schedule your viewing today!

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GROUND FLOOR

**Living Room**  
5.13m (16'10") x 4.65m (15'3")  
Having built in antique oak dresser, working open fireplace, exposed floorboards, windows to both front and side.

**Kitchen/Dining Room**  
5.13m (16'10") x 4.37m (14'4")  
Fitted with a matching range of wall and base units housing single electric oven and five ring gas hob with extractor over, space for fridge/freezer, alcove storage cupboards, feature fireplace, tiled floor and double doors out to garden.

FIRST FLOOR

**Bedroom 1**  
5.13m (16'10") x 3.79m (12'5")  
Window to front, original cast iron fireplace, beautiful vintage style fitted wardrobes and airing cupboard.

**Bedroom 2**  
4.08m (13'5") x 2.87m (9'5")  
Window to front, vintage style fitted wardrobe, original cast iron fireplace.

**Bedroom 3**  
4.65m (15'3") x 2.16m (7'1") max.  
Window to side, vintage style fitted wardrobe. Used as an office by our sellers.

**Bathroom**  
2.02m (6'8") x 1.77m (5'10")  
Fitted with a feature freestanding bath with shower over, low level wc and hand wash basin. Window to front.

SECOND FLOOR

**Bedroom 4**  
5.37m (17'7") x 2.37m (7'9")  
Two Velux windows to front.

**Bedroom 5**  
2.86m (9'5") x 2.36m (7'9")  
Velux window to front.

OUTSIDE

The property is accessed over a shared driveway and there is off road parking for one vehicle if required. There is a small courtyard style garden which is paved for ease of maintenance. There is a sensory light fitted to the fence just past the main gate in.

SERVICES

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

AGENTS NOTE

Please note this is a Grade II listed property. There is secondary glazing on all windows at the property with the exception of the bathroom and kitchen windows.

Energy rating E  
Fenland District Council - Tax band A

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.

