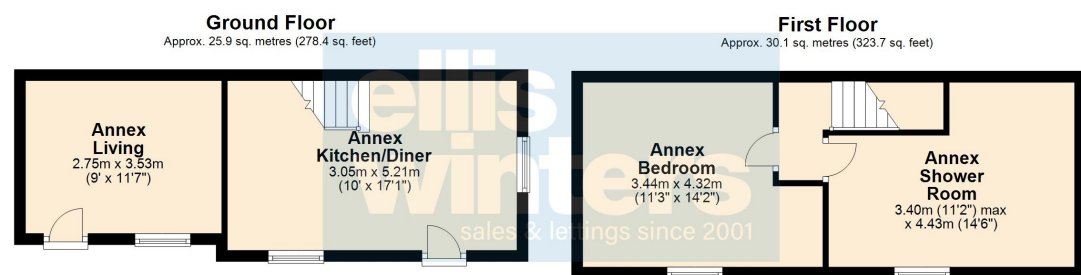


Total area: approx. 132.7 sq. metres (1428.8 sq. feet)



Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk



£365,000

Bridge Street, Chatteris, Cambridgeshire PE16 6RF



To arrange a viewing call us now on 01354 694900

Nestled on a generous plot, this deceptively spacious three-bedroom detached house presents a UNIQUE OPPORTUNITY for versatile, multi-generational living with the added benefit of a separate one-bedroom DETACHED ANNEX.

The main residence boasts a modern kitchen/diner, along with separate living and family rooms, providing ample space for relaxation and entertainment. A convenient ground floor shower room adds to the practicality of the layout.

Upstairs, you'll find three comfortable double bedrooms, a well-appointed family bathroom, and a desirable dressing room adjoining bedroom one.

This property is more than just a house; it's a home ready to adapt to your evolving needs.

£365,000

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GROUND FLOOR

Living Room
4.74m (15'7") x 3.53m (11'7")
Windows to both front and side, feature fireplace housing electric fire.

Family Room
4.83m (15'10") x 2.67m (8'9")
Window to front.

Kitchen Area
4.03m (13'3") x 3.40m (11'2")
Re-fitted with a modern range of wall and base units purchased from Magnet and housing range style cooker, butler style sink, integrated dishwasher, space for fridge/freezer, breakfast bar, window to side.

Dining Area
4.57m (15') x 3.40m (11'2")
Windows to each side, open plan to kitchen area.

Shower Room
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear.

Rear Porch
Window to rear, door out to garden.

FIRST FLOOR

Bedroom 1
4.78m (15'8") x 2.64m (8'8")
Window to front.

Dressing Room
2.80m (9'2") x 1.85m (6'1")
Window to rear.

Bedroom 2
4.74m (15'7") max. x 3.53m (11'7")
Windows to both front and side, fitted wardrobe and airing cupboard.

Bedroom 3
3.84m (12'7") max. x 2.52m (8'3")
Window to side.

Bathroom
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.

ANNEX

Annex Kitchen/Diner
5.21m (17'1") x 3.05m (10')
Fitted with wall and base units housing single sink and drainer, plumbing for washing machine, space for fridge, window to front.

Annex Living
3.53m (11'7") x 2.75m (9')
Window to front.

Annex Shower Room .
4.43m (14'6") x 3.40m (11'2") max
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to front.

Annex Bedroom
4.32m (14'2") x 3.44m (11'3")
Window to front.

OUTSIDE

A narrow driveway may provide off road parking for a smaller vehicle. The large south facing rear garden has a separate gravel area, with the balance laid to lawn with arbour patio area and flower/shrub borders.

SERVICES

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

Freehold
Energy rating D
Fenland District Council tax band D

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.