



Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**£250,000**

London Road, Chatteris, Cambridgeshire PE16 6SF



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

Escape the hustle and bustle and discover the perfect family haven on the edge of town! This stunning three-bedroom semi-detached home, spread across three thoughtfully designed floors, offers comfortable and spacious living for the entire family. Step inside to find separate living and dining rooms, perfect for both cosy nights in and family dinners. The WELL-PROPORTIONED kitchen boasts ample space for culinary creations, and a generously sized utility room adds practicality to daily life. Upstairs, on the first floor, you'll find bedrooms 1 and 3, providing comfortable spaces for rest and relaxation. Ascend to the second floor to discover bedroom 2, offering a TRANQUIL and PRIVATE retreat.

Outside, ample off-road PARKING to the front ensures convenience for you and your visitors. To the rear, a good-sized garden beckons, promising endless opportunities for outdoor fun, relaxation, and al fresco dining.

This property truly offers the perfect blend of space, comfort, and convenience.

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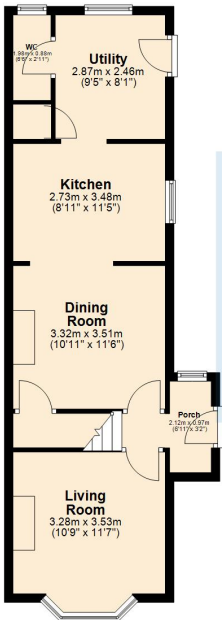


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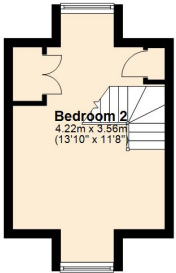
Ground Floor



First Floor



Second Floor



GROUND FLOOR

Porch  
2.12m (6'11") x 0.97m (3'2")  
Window to rear, entrance door leading in, open plan to hall.

Living Room  
3.53m (11'7") x 3.28m (10'9")  
Bay window to front, fireplace housing electric fire.

Dining Room  
3.51m (11'6") x 3.32m (10'11")  
Fireplace opening, window to side, understairs cupboard.

Kitchen  
3.48m (11'5") x 2.73m (8'11")  
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring electric hob with extractor over, integrated dishwasher and fridge/freezer, window to side.

WC  
1.98m (6'6") x 0.88m (2'11")  
Fitted with a low level wc and hand wash basin. Window to rear.

Utility  
2.87m (9'5") x 2.46m (8'1")  
Fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine and space for fridge/freezer, airing cupboard, oil boiler, window to rear, door out to garden.

FIRST FLOOR

Bedroom 1  
3.53m (11'7") x 3.16m (10'5")  
Window to front.

Bedroom 3  
2.71m (8'11") x 2.03m (6'8")  
Window to rear.

Bathroom  
2.39m (7'10") x 2.29m (7'6")  
Fitted with a panelled bath, corner shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

SECOND FLOOR

Bedroom 2  
4.22m (13'10") x 3.56m (11'8")  
Windows to both front and rear, eaves storage, fitted wardrobe.

OUTSIDE  
The front garden is gravelled and provides ample off road parking. To the rear, the well proportioned garden is laid mainly to lawn with patio area. At the bottom of the garden is a summerhouse/games room with double doors out to garden, power and light.

SERVICES  
Mains electricity and water. Drainage is via a septic tank and heating is oil fired.

Tenure  
Fenland District Council tax band B  
Energy rating TBC

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.