

Offers In Region Of

**£260,000**

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



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

Nestled in a convenient location with easy access to local amenities, this deceptively spacious three-bedroom detached family home has been meticulously renovated from top to bottom. Prepare to be charmed by its UNIQUE CHARACTER and modern updates. The heart of the home is a STUNNING open-plan kitchen/diner, perfect for family gatherings and entertaining. Step through to a generously sized, quirky shaped living room offering ample space for relaxation and enjoyment. Practicality is key with a dedicated utility area and a convenient ground floor bathroom. Upstairs, you'll find three well-proportioned bedrooms and a handy cloakroom, adding to the comfort and convenience of this family-friendly home. Outside, the property benefits from off-road PARKING to the rear and a delightful courtyard garden, providing a private and low-maintenance outdoor space. This BEAUTIFULLY PRESENTED home is ready and waiting for you to move in and start creating lasting memories.

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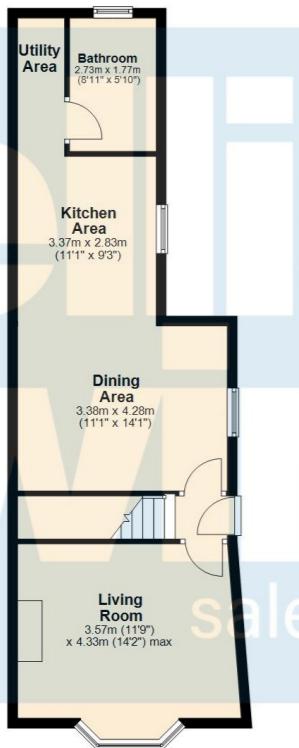
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Ground Floor  
Approx. 53.3 sq. metres (574.1 sq. feet)



First Floor  
Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 96.6 sq. metres (1040.2 sq. feet)

#### GROUND FLOOR

**Living Room**  
4.33m (14'2") max. x 3.57m (11'9")  
Bay window to front.

**Kitchen Area**  
3.37m (11'1") x 2.83m (9'3")  
Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated dishwasher and fridge/freezer, window to side, open plan to:

**Dining Area**  
4.28m (14'1") x 3.38m (11'1")  
Window to side.

**Bathroom**  
2.73m (8'11") x 1.77m (5'10")  
Fitted with a panelled 'p' shaped bath with mains shower over, low level wc and hand wash basin set within vanity unit. Window to rear.

**Utility Area**  
2.73m (8'11") x 1.09m (3'7")  
Plumbing for washing machine, worktop over.

#### FIRST FLOOR

**Bedroom 1**  
4.37m (14'4") x 3.57m (11'9")  
Windows to both front and side.

**Bedroom 2**  
4.36m (14'4") max. x 3.10m (10'2")  
Window to side.

**Bedroom 3**  
3.04m (10') x 1.77m (5'10") max.  
Window to side, built in single bed.

**WC**  
2.00m (6'7") x 0.81m (2'8")  
Fitted with a low level wc and hand wash basin set within vanity unit.

#### OUTSIDE

There is a courtyard garden directly behind the property with lovely Indian Sandstone tiles. Easy maintenance and ideal for tranquil BBQs and relaxation. Beyond the garden there is off road parking for 3 vehicles.

#### AGENTS NOTE

The property has been completely refurbished and has new electrics, damp proof course, new heating system, fully insulated walls and replastering throughout.

#### SERVICES

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

#### Freehold

Fenland District Council tax band C  
Energy rating D

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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