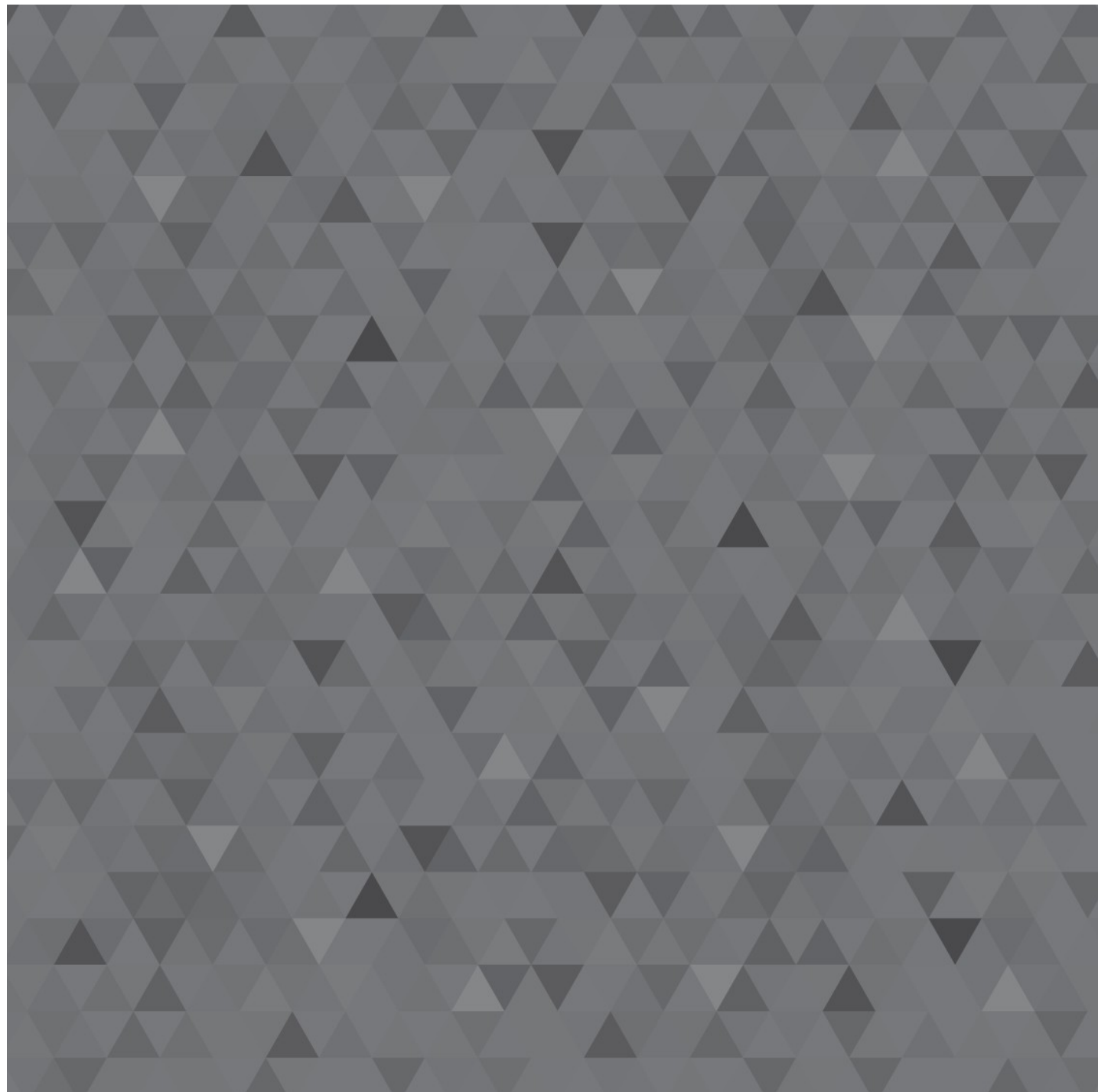




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Offers In Region Of
£280,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



To arrange a viewing call us now on 01354 694900

This stunning RENOVATED three-bedroom COTTAGE seamlessly blends charm with CHARACTER, offering a BEAUTIFULLY PRESENTED interior throughout. The inviting layout features separate living and dining rooms, perfect for both relaxation and entertaining. Prepare to be captivated by the GORGEOUS, newly fitted kitchen, complete with exposed beams, complemented by a large, practical utility room. Upstairs, discover three generously sized bedrooms, each offering a tranquil retreat, alongside a breath-taking bathroom boasting a luxurious freestanding bath and separate shower.

Outside, enjoy the convenience of off-road PARKING for two small vehicles to the side and a good-sized rear garden offering a private outdoor escape.

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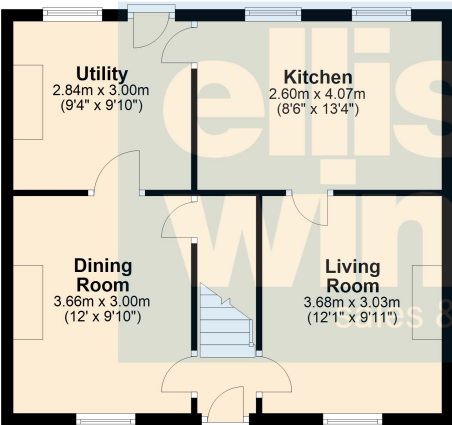
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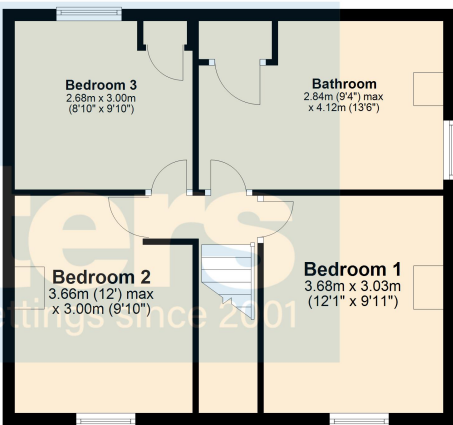
Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

GROUND FLOOR

Living Room
3.68m (12'1") x 3.03m (9'11")
Window to front, fireplace with the potential to open for a woodburner.

Dining Room
3.66m (12') x 3.00m (9'10")
Window to front, fireplace with gas connection.

Kitchen
4.07m (13'4") x 2.60m (8'6")
Fitted with a matching range of wall and base units housing double electric oven and four ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, 1½ sink and drainer, exposed beams and two windows to rear.

Utility
3.00m (9'10") x 2.84m (9'4")
Fitted with a butler style sink, plumbing for washing machine, feature fireplace opening, wall mounted gas boiler, window to rear and door out to garden.

FIRST FLOOR

Bedroom 1
3.68m (12'1") x 3.03m (9'11")
Window to front.

Bedroom 2
3.94m (12'11") x 3.66m (12') max.
Window to front, original exposed floorboards.

Bedroom 3
3.00m (9'10") x 2.68m (8'10")
Window to rear, storage cupboard.

Bathroom
4.12m (13'6") x 2.84m (9'4") max.
Fitted with a freestanding roll top bath, separate single shower cubicle, low level wc and hand wash basin. Storage cupboard and window to side.

OUTSIDE

The front garden is enclosed by a picket fence and is laid to gravel. A driveway to one side provides off road parking for two small vehicles. There is potential for additional off road parking to the front of the property.

To the rear, the garden has a shaped lawn, gravel and shrub borders, storage shed and the convenience of an outside wc.

SERVICES

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

Freehold
Fenland District Council tax band C
Energy rating 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.