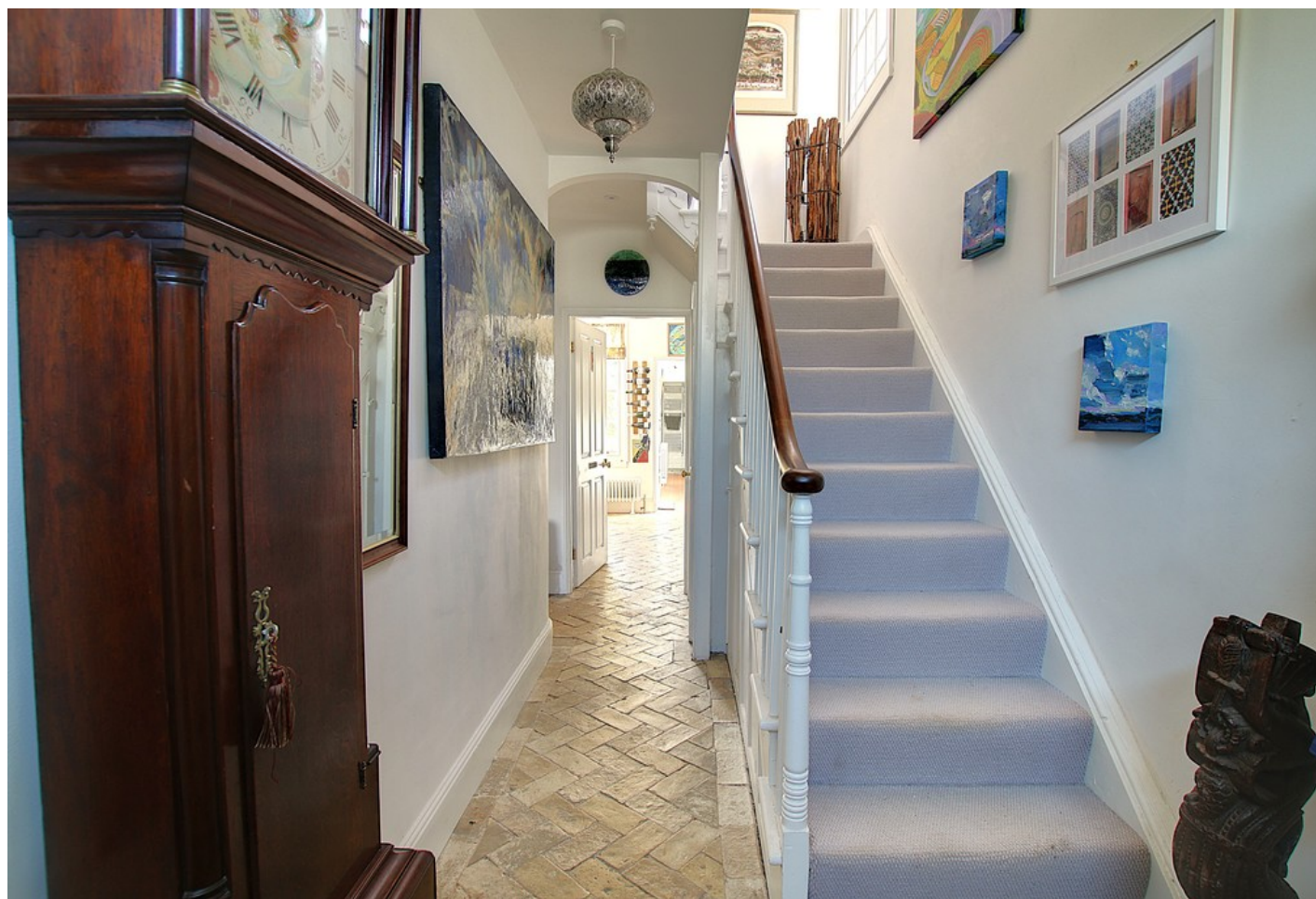




ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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Offers In Region Of
£430,000

East Park Street, Chatteris, Cambridgeshire PE16 6LD



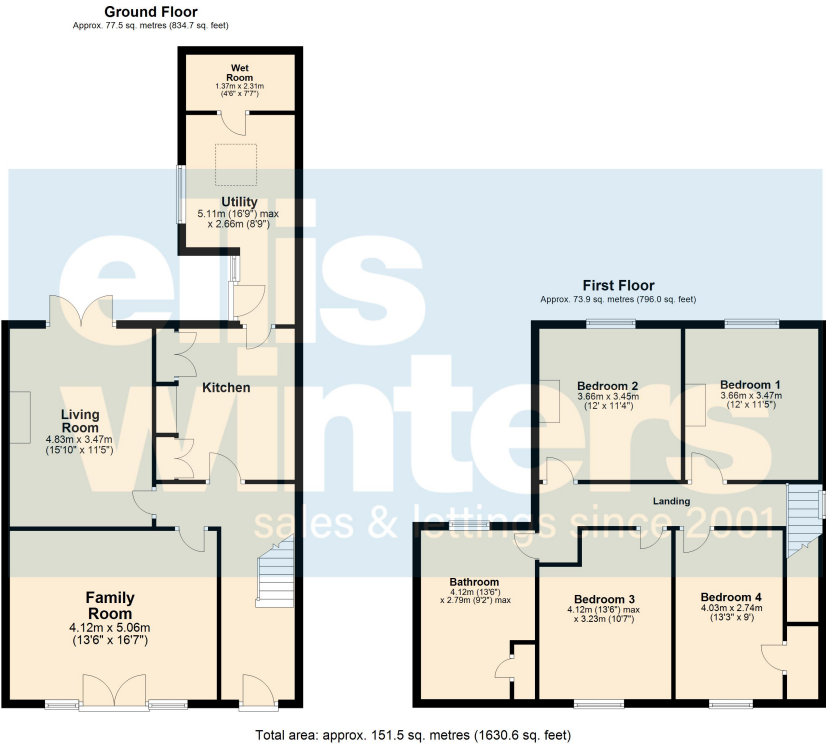
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Built circa 1846, this beautifully presented Grade II listed property is situated within a sought-after conservation location of Chatteris, combining period charm with modern comfort. The home retains a wealth of original features, including feature fireplaces, sash windows, and elegant architectural detailing throughout. The accommodation is arranged over two floors and comprises an inviting entrance hall, two spacious reception rooms, a well-fitted kitchen with adjoining utility area, and a ground floor wet room. To the first floor, there are four bedrooms and a family bathroom, all tastefully decorated to complement the home's heritage. Externally, the property is approached via double opening gates leading to a driveway and carport, providing ample parking. The delightful south-west facing rear garden enjoys excellent privacy, enclosed by a high brick wall and not overlooked — perfect for relaxation or entertaining. This is a rare opportunity to acquire a characterful period home offering timeless appeal in one of the area's most desirable and historic settings.

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GROUND FLOOR

Family Room / Dining Room
5.06m (16'7") x 4.12m (13'6")
Glazed doors to front, two windows to the front aspect, three radiators.

Living Room
4.83m (15'10") x 3.47m (11'5")
French doors to the rear garden, log burner, radiator and spot lights.

Kitchen
3.65m (12') x 3.39m (11'1")
Sash window to rear aspect, wall and base units with worktop over, double electric NEF eye level oven, ceramic electric hob, radiator, storage cupboards.

Utility
5.11m (16'9") max. x 2.66m (8'9")
Door to side aspect, two sash windows to side aspect, radiator, plumbing for dishwasher and washing machine, double sink unit, Velux window, Door to wet room.

Wet Room
2.31m (7'7") x 1.37m (4'6")
Pedestal wash hand basin, high level W.C, shower and heated towel rail.

FIRST FLOOR

Landing
Sash window to side, radiator, access to the loft and doors to:

Bedroom 1
3.66m (12') x 3.47m (11'5")
Sash window to rear aspect, fireplace and radiator.

Bedroom 2
3.66m (12') x 3.45m (11'4")
Sash window to rear aspect, fireplace and radiator.

Bedroom 3
4.12m (13'6") max. x 3.23m (10'7")
plus 0.02m (0'1") x 0.02m (0'1")
Sash window to front aspect and radiator.

Bedroom 4
4.03m (13'3") x 2.74m (9') plus
0.02m (0'1") x 0.02m (0'1")
Sash window to front aspect and radiator.

Bathroom
4.12m (13'6") x 2.79m (9'2") max.
plus 0.02m (0'1") x 0.02m (0'1")
Sash window to rear aspect, electric heater, heated towel rail, walk in shower cubicle, heated towel rail, low level W.C, vanity wash hand basin, panelled bath, airing cupboard housing the gas boiler and hot water tank.

OUTSIDE.
Double opening gates with driveway with space for 3 cars, leading to a carport..

Rear Garden
Gravelled area leading to an enclosed brick walled garden and mainly laid to lawn with two water taps and also power laid on, shed to remain.

Freehold
Energy rating D
Fenland District Council tax band C

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 £40 + VAT (£48) 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
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