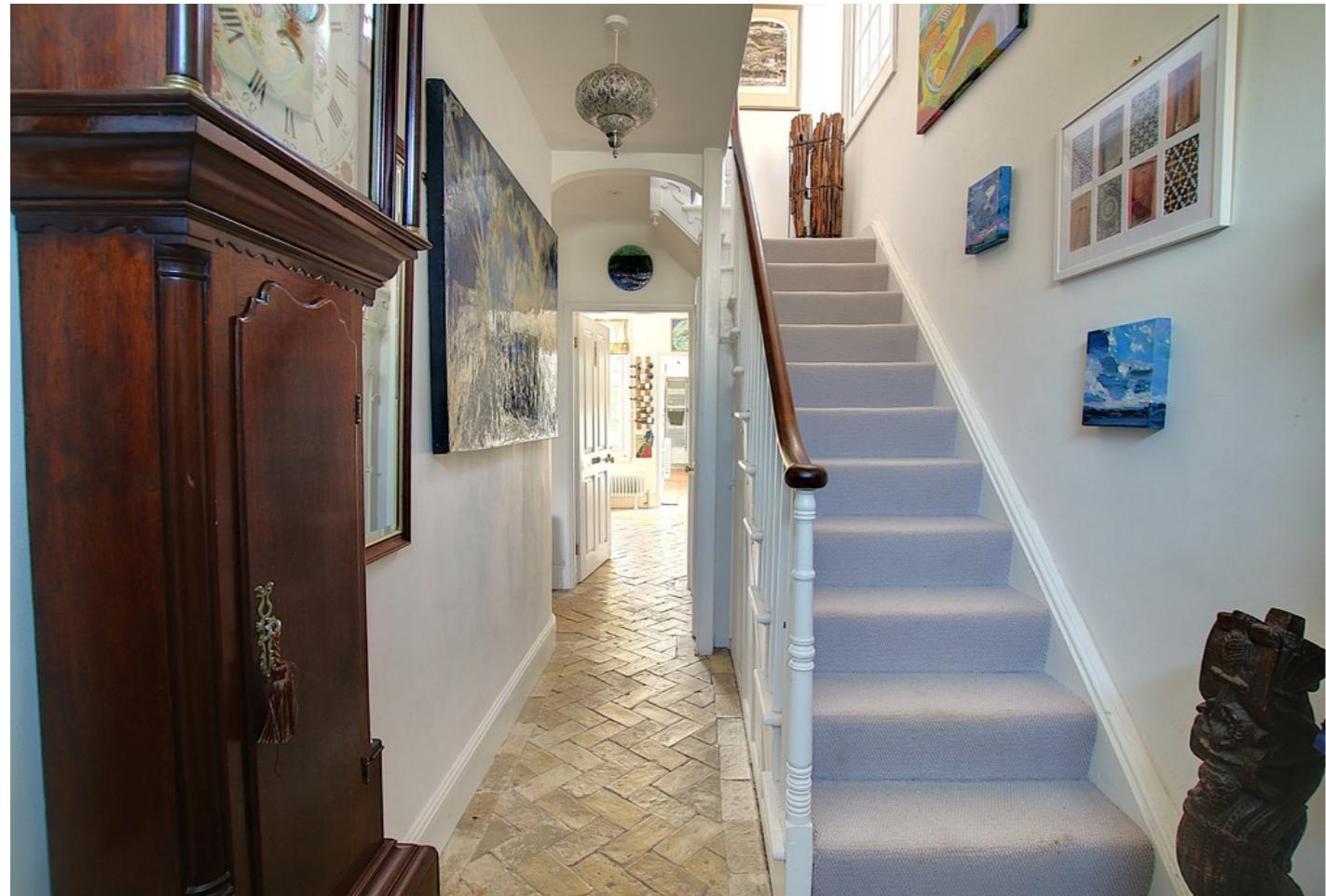


£415,000

East Park Street, Chatteris, Cambridgeshire PE16 6LD



To arrange a viewing call us now on 01354 694900

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.

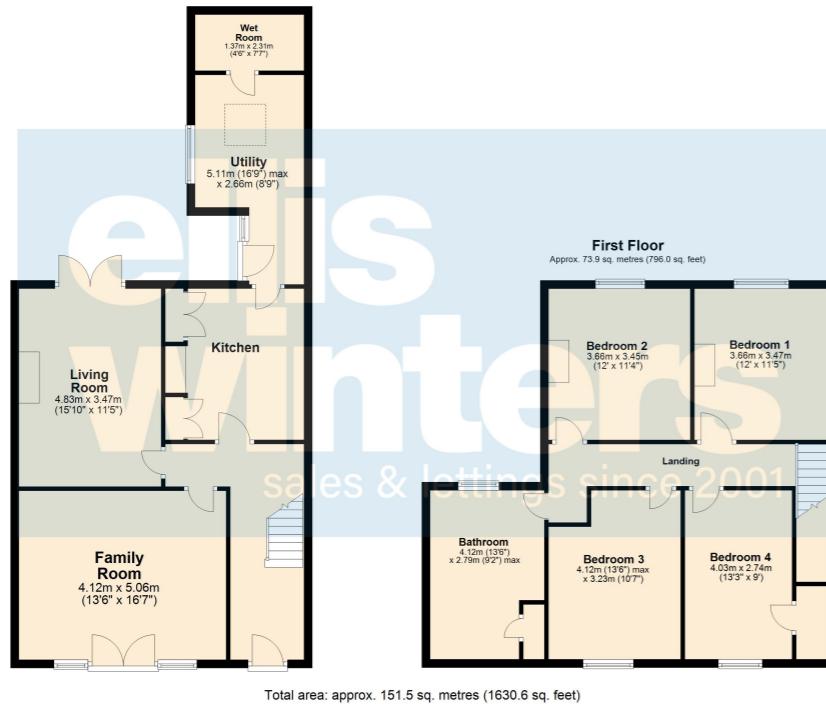
ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

£415,000

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Ground Floor
Approx. 77.5 sq. metres (834.7 sq. feet)



GROUND FLOOR

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.

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.

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
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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.