

£209,500

Huntingdon Road, Chatteris, Cambridgeshire PE16 6EA



To arrange a viewing call us now on 01354 694900

Simply **STUNNING** and incredibly **SPACIOUS**, this three bedroom end of terrace house is set close to many amenities and really is the perfect family home.

The living room is open to the family room creating a perfect balance between play and relaxation. The separate dining room sets the scene perfectly for family dinners and get-togethers and the kitchen has space for a small dining table making life a little easier with smaller children.

Outside, the **SOUTH** facing garden is fully enclosed and is laid mainly to lawn with storage shed.

Viewing is essential to fully appreciate this **BEAUTIFUL PROPERTY**.



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GROUND FLOOR

HALL

Stairs rising to first floor.

LIVING ROOM

3.79m (12'5") x 3.51m (11'6")
Window to front, feature fireplace, Karndean flooring, open plan to family room.

FAMILY ROOM

3.45m (11'4") x 2.62m (8'7")
Brick and uPVC construction with lantern style roof, windows overlooking rear garden with double doors leading out.

DINING ROOM

3.80m (12'6") x 3.58m (11'9")
Window to front, meter cupboard, Karndean floor.

KITCHEN/BREAKFAST ROOM

4.55m (14'11") x 2.62m (8'7")
A cottage style kitchen fitted with wall and base units with space for range style cooker, 1½ ceramic sink and drainer, wall mounted gas boiler, plumbing for washing machine and dishwasher, space for fridge/freezer. Window to side.

BATHROOM

Fitted with a panelled bath, double shower cubicle, low level WC and hand wash basin. Two windows to rear.

FIRST FLOOR

BEDROOM 1

3.79m (12'5") x 3.58m (11'9")
Window to front, original feature cast iron fireplace.

BEDROOM 2

3.79m (12'5") x 3.51m (11'6")
Window to front, original feature cast iron fireplace.

BEDROOM 3

4.60m (15'1") x 2.57m (8'5")
Window to side, sloping ceiling with exposed timbers.

OUTSIDE

The walled rear garden is south facing and is laid mainly to lawn and has storage shed.

There is a pedestrian right of way across the neighbouring property providing rear access to the front. Although there is no off road parking with this property, there is ample parking on Huntingdon Road itself or on Linden Drive.

SERVICES

Mains gas, electricity, water and drainage.

DIRECTIONS

Proceed round into Park Street and turn right into Huntingdon Road. The property is located on the left hand side just prior to Linden Drive.

VIEWINGS

By arrangement with elliswinters&co

EPC - D

Council Tax band - A

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.



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