

£255,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



To arrange a viewing call us now on 01354 694900

Deceptively **SPACIOUS** and set over three floors, this three bedroom semi detached town house offers so much versatility and has a **QUIRKY** layout.

To the ground floor there is a huge kitchen/diner with lean-to off, family room and the convenience of a ground floor cloakroom. On the first floor there is an **INCREDIBLE** living room and bedroom two with en-suite shower room. Going up to the second floor is the master bedroom with en-suite bathroom plus the third bedroom and family bathroom. All rooms are exceptional in size plus there is a low maintenance garden, double **GARAGE** at the rear and ample off road parking.

There is **SO MUCH** to this property that viewing is absolutely essential to fully appreciate the space on offer.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



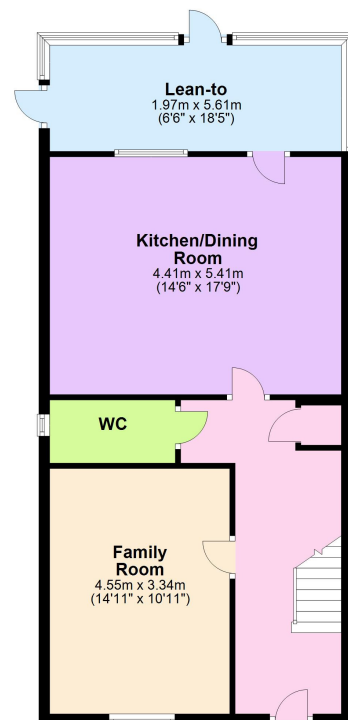
elliswinters&co

£255,000

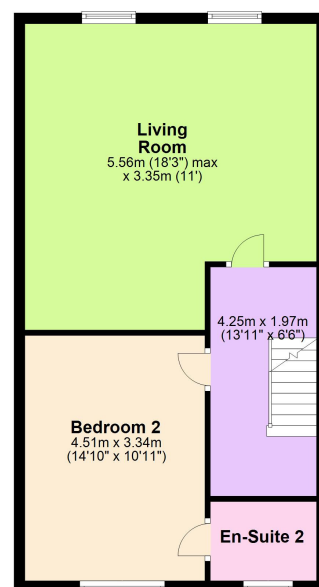
Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



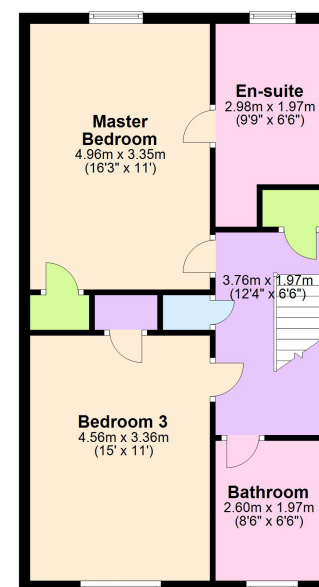
Ground Floor



First Floor



Second Floor



GROUND FLOOR

HALL

Stairs rising to first floor, under stairs cupboard.

FAMILY ROOM

4.55m (14'11") x 3.34m (10'11")
Window to front.

WC

Fitted with a low level WC and hand wash basin. Window to side.

KITCHEN/DINING ROOM

5.41m (17'9") x 4.41m (14'6")
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring electric hob and an additional gas hob. There is plumbing for a washing machine, integrated fridge/freezer and dishwasher, wall mounted gas boiler, central island and window to rear.

LEAN-TO

With windows overlooking the garden and two doors leading out to the garden.

FIRST FLOOR

LIVING ROOM

5.56m (18'3") max. x 3.35m (11')
Two windows to rear.

BEDROOM 2

4.51m (14'10") x 3.34m (10'11")
Window to front.

EN-SUITE 2

Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to front.

SECOND FLOOR

MASTER BEDROOM

4.96m (16'3") x 3.35m (11')
Window to rear, fitted wardrobe.

EN-SUITE

2.98m (9'9") x 1.97m (6'6")
Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear.

BEDROOM 3

4.56m (15') x 3.36m (11')
Window to front, built in wardrobe.

BATHROOM

Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin. Window to front.

OUTSIDE

To the rear, the low maintenance garden has various patio areas, raised flower and shrub borders. The property sides onto the park and our sellers have put a gate for easy access in and out.

The **DOUBLE GARAGE** is set at the bottom of the garden and is accessed via a roadway at the rear. This has electric remote doors which are broken but work manually. There is power and light plus ample parking.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

By arrangement with elliswinters&co

EPC - C

Council Tax band - 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.