

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

elliswinters&co



£275,000

'Bakery Cottage', 1A Huntingdon Road, Chatteris,
Cambridgeshire PE16 6EA



To arrange a viewing call us now on 01354 694900

Full of **STYLE** and **CHARACTER**, this **STUNNING** three bedroom detached house is offered for sale with **NO FORWARD CHAIN** and has been **RENOVATED** to a very **HIGH** standard.

This old bakery retains some original charm and has an industrial style kitchen with integrated appliances, exposed brick walls and parts of the old bakery oven!

With an abundance of windows and doors there is natural light everywhere. To the ground floor is the spacious open plan kitchen/diner, living room, utility and bathroom. Upstairs are the three bedrooms and the convenience of a cloakroom.

Outside there is off road **PARKING** and a fully enclosed rear garden.

This exceptional property is a **ONE OFF** that really '**MUST BE VIEWED**' to appreciate all on offer.

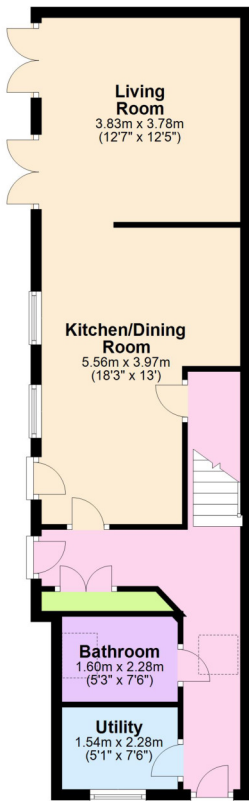
elliswinters&co

£275,000

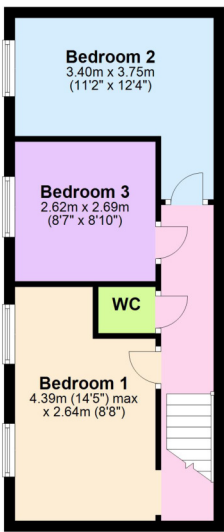
‘Bakery Cottage’, 1A Huntingdon Road, Chatteris,
Cambridgeshire PE16 6EA



Ground Floor



First Floor



GROUND FLOOR

HALL

Entrance door leading in, stairs rising to first floor, boiler cupboard, separate door out onto driveway, Velux windows.

KITCHEN/DINING ROOM

5.56m (18'3") x 3.97m (13')
Fitted with a modern range of wall and base units with copper effect worktops housing single electric Bosch oven and four ring Bosch ceramic hob with extractor hood over, exposed brick wall and original feature tiled wall, industrial style shelving and lighting. Two windows to side.

LIVING ROOM

3.83m (12'7") x 3.78m (12'5")
Two sets of double doors leading out to garden, exposed brick wall housing original oven making a stunning feature, industrial style wall lights, laminate flooring.

BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer tap shower, low level WC and hand wash basin. Velux windows.

UTILITY

2.28m (7'6") x 1.54m (5'1")
Fitted with a single sink and drainer, plumbing for washing machine, base cupboards and worktop. Window to front.

FIRST FLOOR

HALL

Two Velux windows.

BEDROOM 1

4.39m (14'5") max. x 2.64m (8'8")
Two windows to side, over stairs cupboard.

BEDROOM 2

3.75m (12'4") x 3.40m (11'2")
Window to side.

BEDROOM 3

2.69m (8'10") x 2.62m (8'7")
Window to side.

WC

Fitted with a low level WC and hand wash basin.

OUTSIDE

A block paved driveway provides off road parking and double gates open up to the rear garden where there is further parking if required and a patio area.

The balance of the garden is a blank canvas for you to create your own area of tranquility.

SERVICES

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

VIEWINGS

By arrangement with elliswinters&co

EPC - TBC

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.