

Offers Over

**£260,000**

York Road, Chatteris, Cambridgeshire PE16 6EB



**To arrange a viewing call us now on 01354 694900**

Ellis Winters is pleased to offer to the market this semi-detached Victorian home which is CONVENIENTLY SITUATED within walking distance to the local town of Chatteris. The property is comprised of an entrance hall, living room, dining area, kitchen/breakfast room, utility room, four-piece bathroom suite on the ground floor. While on the first floor you will find 3 double bedrooms, with the potential of being able to add a en-suite to the master bedroom. The property has recently UNDERGONE MODERNISATION by the existing owners, so move in and put your feet up!!

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GROUND FLOOR

**Entrance Hall**  
Door to front aspect, stairs to the first floor, doors to living room and dining area.

**Living Room**  
3.64m (11'11") x 3.63m (11'11")  
Double glazed window to front and side, radiator and feature mantle piece.

**Dining Area**  
3.64m (11'11") x 3.52m (11'7")  
Double glazed window to front, under stairs storage cupboard, open feature fireplace, radiator, open to:

**Kitchen/Breakfast Room**  
4.18m (13'9") x 3.45m (11'4")  
Double glazed sliding patio doors to garden, WREN range of base and units (with two year guarantee remaining), fitted microwave, electric oven, built in gas hob, island with built in dishwasher, cupboards and sink unit with mixer tap, and breakfast bar, radiator, two Velux windows, door to bathroom and utility room.

**Utility**  
3.25m x 3.45m  
Door to rear parking area, two double glazed windows to rear, plumbing for washing machine, space for fridge freezer, radiator, built in cupboards with sink and mixer tap.

**Bathroom**  
Four-piece suite comprising of pedestal wash hand basin, low level W.C, shower cubicle, free standing bath, obscured double glazed window to rear, half panelled.

FIRST FLOOR

**Bedroom 1**  
3.69m (12'1") x 3.63m (11'11")  
Window to front aspect, feature fireplace, over stairs storage cupboard.

**Bedroom 2**  
3.70m (12'2") x 3.52m (11'7")  
Window to front and radiator.

**Bedroom 3**  
4.57m (15') x 2.89m (9'6")  
Window to rear and side and radiator.

OUTSIDE

The garden is mainly laid to lawn with a single and double gate to the front, parking for two vehicles, outside tap and enclosed by fencing.

AGENTS NOTE

Please note that there are solar panels which are fully owned outright and have not been activated by the sellers, the previous owner has signed a letter to confirm that these have been transferred to the existing owner.

SERVICES

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

Freehold  
Energy rating C  
Fenland District Council tax band B

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 plus 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 Ellis Winters are for general guidance only 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.

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