



59 High Street, Chatteris, PE16 6NP

**CHEFFINS**



## High Street

Chatteris,  
PE16 6NP

- Two Storey Period Town House
- 1 Bedroom
- Rear Courtyard Garden
- End of Terrace
- Freehold / Council Tax Band A / EPC D

A Grade II Listed period town house occupying the corner of High Street and Furrowfield Road, Chatteris. The property comprises a three-storey 1-bedroom dwelling with a rear enclosed shared courtyard garden.



**Guide Price: £100,000**



## Location

Chatteris is a popular Cambridgeshire Fenland market town situated 8 miles south of March, 15 miles north of Huntingdon and 19 miles south east of Peterborough. Chatteris is served with a wide range of amenities and services to include, schooling for all ages, supermarkets, doctors surgery, independent high street shops, leisure centre, library, and other local businesses. Chatteris is located on the junction of the A141 and A142 providing good communication routes to other local centres.

## Living Room

With vestibule to front entrance door and central heating radiator

## Kitchen

Fitted with a range of modern units with a sink and drainer, tiled floor and with staircase to first floor and rear entrance door.

Staircase up to;

## Bedroom 1

With central heating radiator.

## Bathroom

Fitted with panel bath with overhead shower, w.c., and wash hand basin

## Outside

To the rear is a small area of garden which is largely paved, which will be sold subject to a right of way to 61A High Street.

## Tenure

The property is currently let and is to be sold freehold. Vacant possession can be negotiated as part of the sale.

## Method of Sale

The property is offered for sale by private treaty either individually or with 61 High Street

## Viewings

Viewing is strictly by appointment accompanied with the selling agent.

For further information please contact either:

Katelyn Raven or Edward Tabner  
t: (01353) 654900  
e: [katelyn.raven@cheffins.co.uk](mailto:katelyn.raven@cheffins.co.uk) or  
[edward.tabner@cheffins.co.uk](mailto:edward.tabner@cheffins.co.uk)

25 Market Place,  
Ely, Cambridgeshire,  
CB7 4NP

## What3Words

[///palace.unzipped.chatting](https://www.what3words.com/palace.unzipped.chatting)

## Postcode

PE16 6NP

## Listed Buildings

The property is Grade II Listed.

## Local Authority

Fenland District Council – Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ.

## Plans and Areas

Any plans produced are for identification purposes only.

## VAT

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.


## Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

## Agents Notes

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price - £100,000

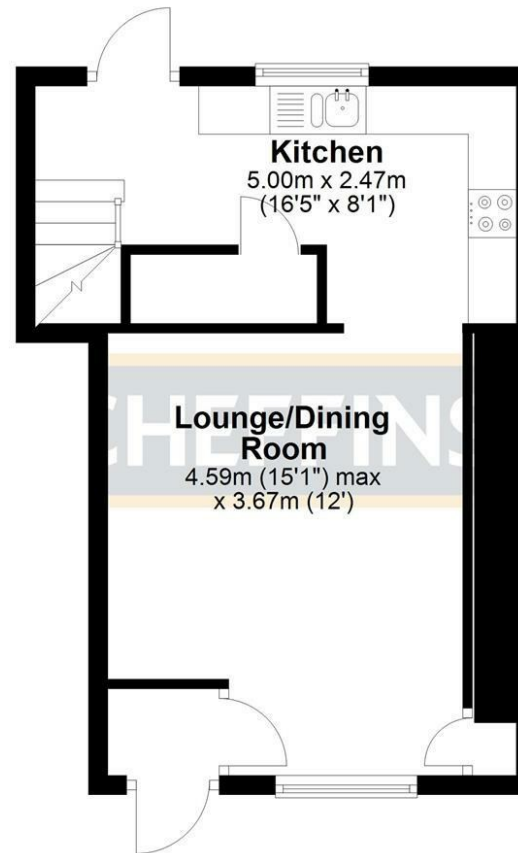
Tenure - Freehold

Council Tax Band - A

Local Authority - Fenland District Council

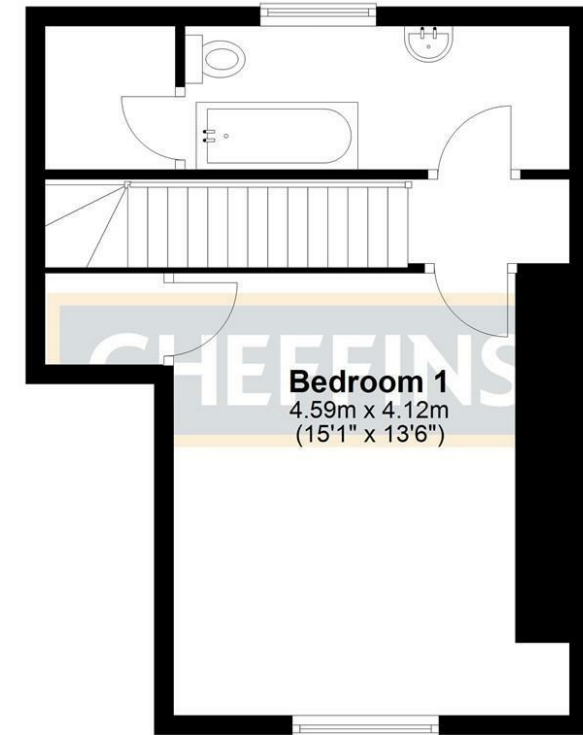
## Ground Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 66.5 sq. metres (715.4 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 662405 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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