



61A High Street, Chatteris, PE16 6NP

CHEFFINS

High Street

Chatteris,
PE16 6NP

- Two Storey Mid-Terrace House
- 3 Bedrooms
- High Street Location
- Carparking
- Freehold / Council Tax Band C / EPC D

A mid terrace extended period house situated off the High Street Chatteris with frontage to Furrowfield Road. The property has 3 bedrooms and 2 reception rooms along with an enclosed shared forecourt garden and off the street car parking.

3 1 2

Guide Price: £150,000



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

Fitted with a central heating radiator.

Sitting Room

Fitted with a central heating radiator.

Kitchen

With a range of wall and base units, sink and drainer. There is a rear entrance door.

Family Bathroom

Fitted with a shower cubicle with electric shower unit, w.c., wash basin and central heating radiator.

Bed 1

Fitted with a central heating radiator

Bed 2

Fitted with a central heating radiator.

Bed 3

Fitted with a central heating radiator.

Outside

To the front of the property is an area of shared garden. To the rear is a shared access way leading to a private carpark with an undesignated parking space.

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.

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 or
edward.tabner@cheffins.co.uk

25 Market Place,
Ely, Cambridgeshire,
CB7 4NP

What3Words

///tapers.elbowed.electrode

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 are produced 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

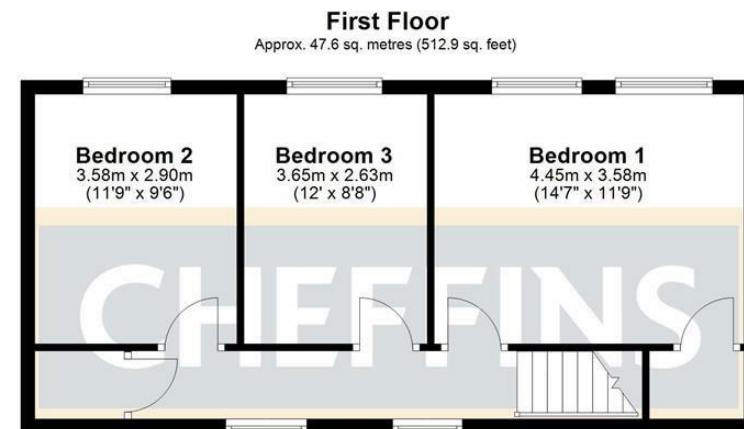
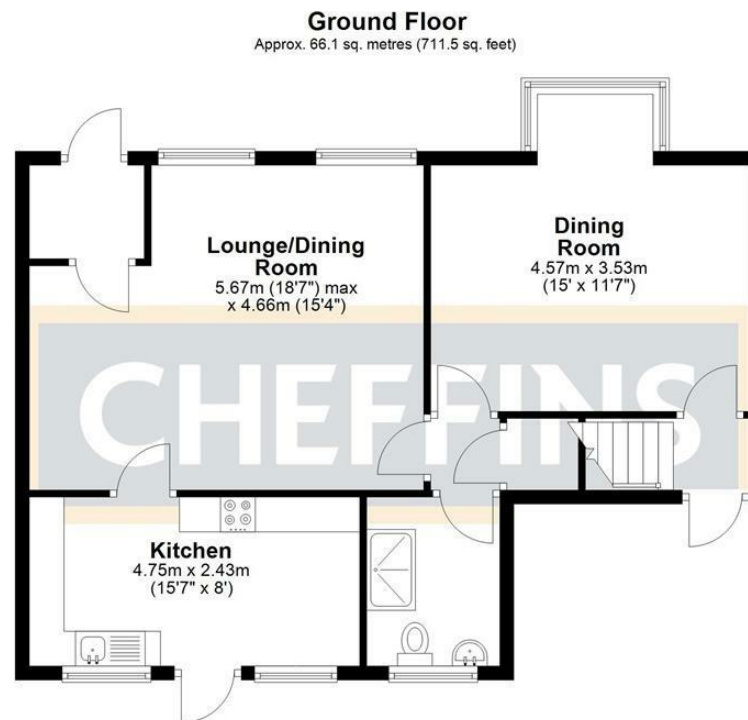
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

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) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price - £150,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Fenland
 District Council



Total area: approx. 113.8 sq. metres (1224.4 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.

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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.

