



61B & C High Street, Chatteris, PE16 6NP

CHEFFINS

High Street

Chatteris,
PE16 6NP

- Two Flat Block
- Two Bedroom Flats
- Shared Forecourt Garden
- Freehold / Council Tax Band A / EPC C

A pair of end of terrace flats being ground floor and first floor offering 2 bedrooms with a shared forecourt garden fronting Furrowfield Road.

2 1 1

Guide Price: £200,000



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.

61B High Street

A first floor, 2-bedroom flat.

Entrance Hallway & Landing

Fitted with a central heating radiator.

Kitchen

Living Room

Fitted with a central heating radiator.

Bedroom 1

Fitted with a central heating radiator.

Bedroom 2

Fitted with a central heating radiator.

Family Bathroom

Comprising a rose suite with a low level wc, hand basin, panel bath with an over-head shower and a central heating radiator.

61C High Street

A ground floor, 2-bedroom flat.

Entrance Hallway

Kitchen

Comprising wall and base units, integral oven and gas hob.

Bedroom 1

Fitted with a central heating radiator.

Bedroom 2

Fitted with a central heating radiator.

Family Bathroom

Fitted with a central heating radiator, pedestal wash basin, wc and a shower.

Tenure

The properties are currently let and are 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 as a whole.

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

///mashing.tripled.absorbing

Postcode

PE16 6NP

Local Authority

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

Plans and Areas

All plans are based upon the Ordinance Survey and 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

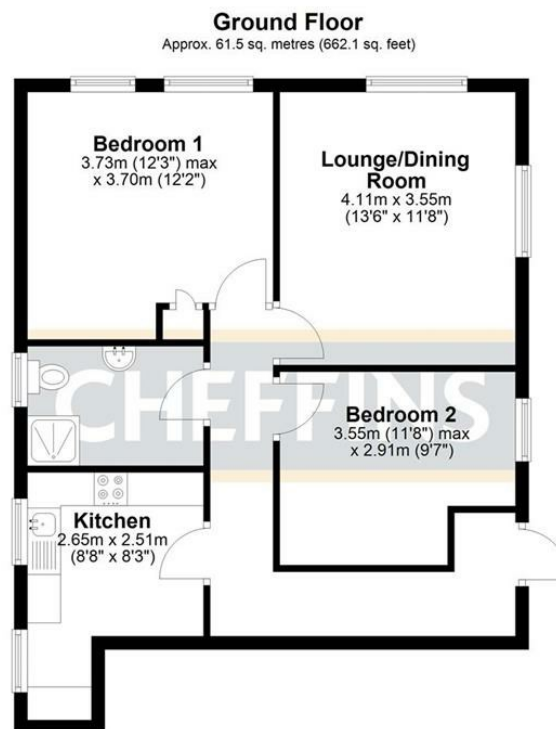
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

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

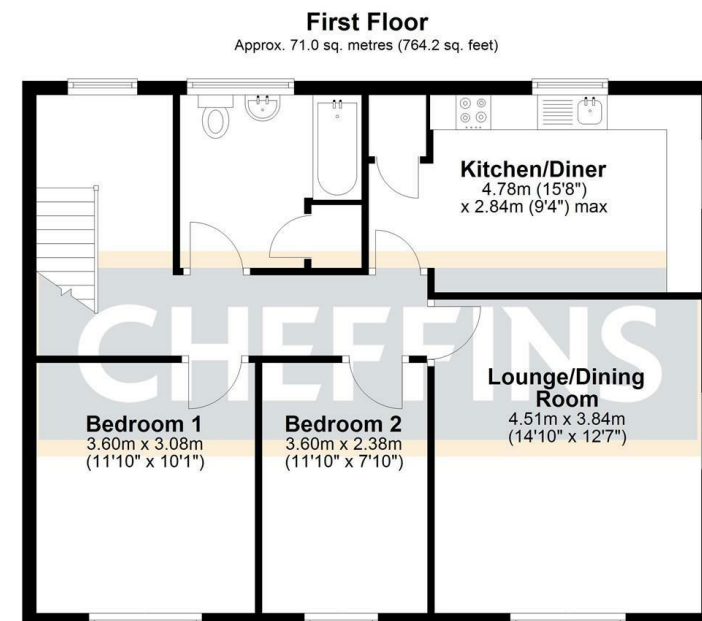
61C High Street



Total area: approx. 61.5 sq. metres (662.1 sq. feet)

61B High Street

Ground Floor
Approx. 3.7 sq. metres (40.0 sq. feet)

Total area: approx. 74.7 sq. metres (804.2 sq. feet)

Guide Price – £200,000
Tenure – Freehold
Council Tax Band – A
Local Authority – Fenland District Council

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

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.

