

£325,000

Dock Road, Chatteris, Cambs PE16 6RE



To arrange a viewing call us now on 01354 694900

A spacious and well-proportioned FOUR-BEDROOM DETACHED family home ideally situated close to a wide range of local amenities. The accommodation offers excellent versatility, featuring separate living and dining rooms, a fitted kitchen with an adjoining UTILITY room, and a convenient ground floor CLOAKROOM. Upstairs, the property boasts four generously sized bedrooms, including a principal bedroom with EN-SUITE facilities, as well as a family bathroom serving the remaining rooms. Externally, there is an INTEGRAL GARAGE and ample OFF ROAD PARKING. The enclosed rear garden provides a blank canvas, ideal for those looking to design and create their own outdoor space. Currently tenanted, the property also presents a strong investment opportunity, while equally appealing as a future family home.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

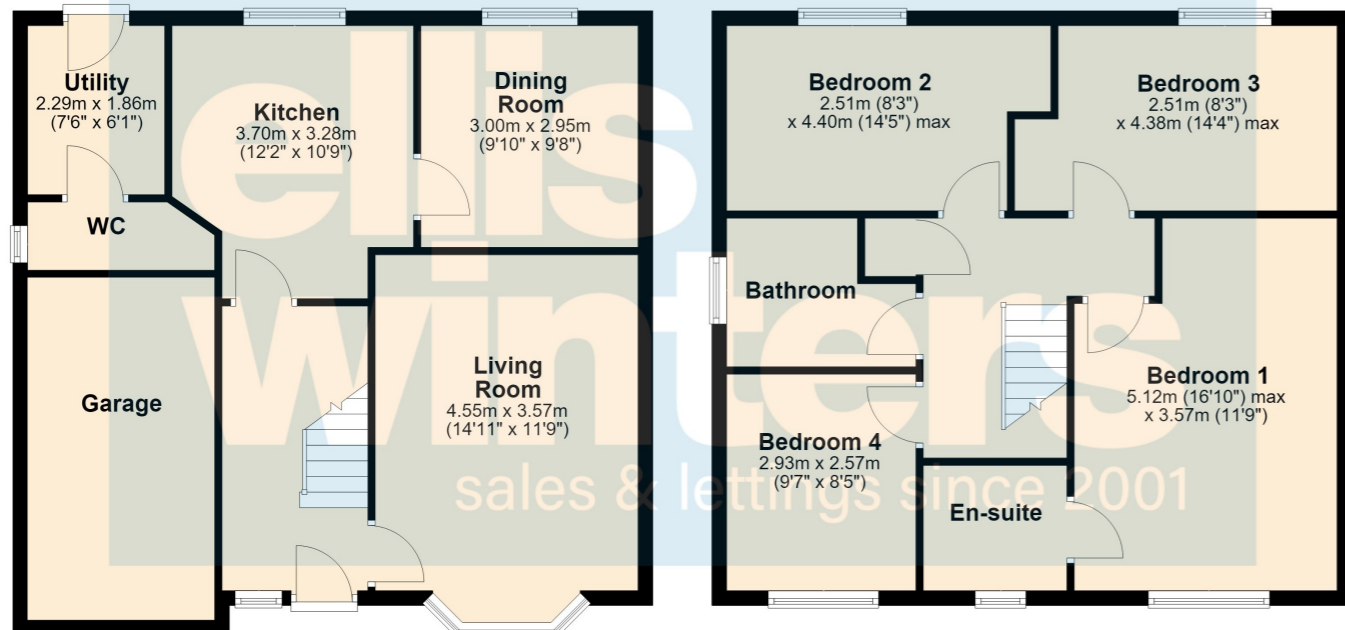
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Ground Floor

Living Room
4.55m (14'11") x 3.57m (11'9")

Dining Room
3.00m (9'10") x 2.95m (9'8")

Kitchen
3.70m (12'2") x 3.28m (10'9")

Utility
2.29m (7'6") x 1.86m (6'1")

WC
2.54m (8'4") x 0.70m (2'4")

First Floor

Bedroom 1
5.12m (16'10") max x 3.57m (11'9")

En-suite
1.95m (6'5") x 1.70m (5'7")

Bedroom 2
4.40m (14'5") max x 2.51m (8'3")

Bedroom 3
4.38m (14'4") max x 2.51m (8'3")

Bedroom 4
2.93m (9'7") x 2.57m (8'5")

Bathroom
2.57m (8'5") max x 2.01m (6'7")

Outside

The front garden is open plan and laid with gravel to provide ample off road parking and leads to the integral garage which has standard up and over door. To the rear, the garden has lawn and patio area

Services

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

Tenure freehold
EPC C
Council Tax D

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 £66.67 plus VAT per transaction (£80 inc VAT), 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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