

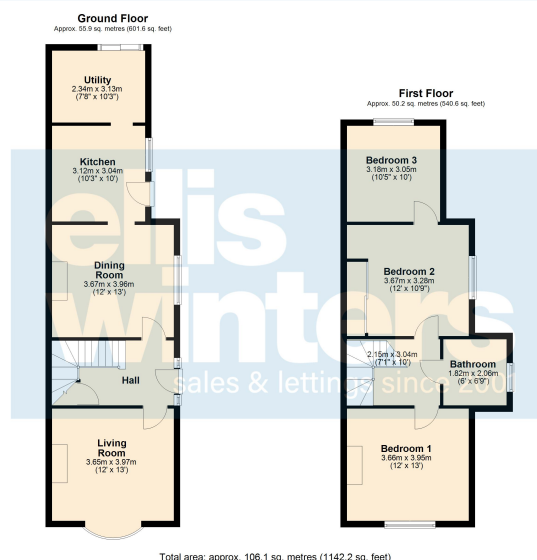
# £240,000

London Road, Chatteris, Cambridgeshire PE16 6LW



To arrange a viewing call us now on 01354 694900

This deceptively SPACIOUS three bedroom SEMI DETACHED home offers an inviting blend of generous living space and practical comforts, featuring separate living and dining rooms ideal for family life and entertaining. A good size kitchen is complemented by a large utility room, providing excellent additional storage and workspace. Upstairs, three well proportioned double bedrooms are served by a family bathroom, creating a comfortable layout for a growing household. Outside, the property benefits from ample OFF ROAD PARKING and a good size rear garden, making it an appealing choice for buyers seeking space, convenience and a home with plenty of potential.



**ellis winters**  
sales & lettings since 2001

# £240,000

London Road, Chatteris, Cambridgeshire PE16 6LW



## GROUND FLOOR

**Hall**  
3.97m (13') max. x 2.11m (6'11")  
Stairs rising to first floor, good size under stairs cupboard.

**Living Room**  
3.97m (13') x 3.65m (12')  
Lovely bow window to front, working open fireplace with wooden and tiled surround.



**Dining Room**  
3.96m (13') x 3.67m (12')  
Window to side.

**Kitchen**  
3.12m (10'3") x 3.04m (10')  
Fitted with a matching range of wall and base units housing single electric oven and four ring induction hob with extractor over, single sink and drainer, wall mounted gas boiler, window to side and door out to garden.



**Utility**  
3.13m (10'3") x 2.34m (7'8")  
Space for fridge/freezer and tumble drier, plumbing for washing machine and dishwasher, patio doors out to garden.



## FIRST FLOOR

**Bedroom 1**  
3.95m (13') x 3.66m (12')  
Window to front.

**Bedroom 2**  
3.67m (12') x 3.28m (10'9")  
Window to side, fitted wardrobes, built in base cupboard with shelving over.

**Bedroom 3**  
3.18m (10'5") x 3.05m (10')  
Accessed via bedroom 2, window to rear.



**Bathroom**  
2.06m (6'9") x 1.82m (6')  
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

## OUTSIDE

The front garden and driveway are block paved providing ample off road parking. To the rear, the extensive garden has been sectioned off as our sellers have dogs. The balance of the garden is laid to lawn with mature shrub borders and a feature twisted willow tree.

## SERVICES

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

## Freehold

Fenland District Council tax band B  
Energy rating 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 £40 plus VAT per transaction (£48 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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

