



High Street

Chatteris, PE16 6NN

Guide Price £300,000 - Freehold , Tax Band - D



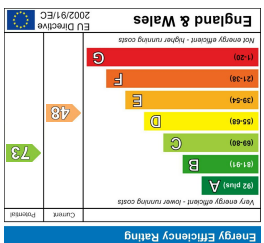
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



Area Map

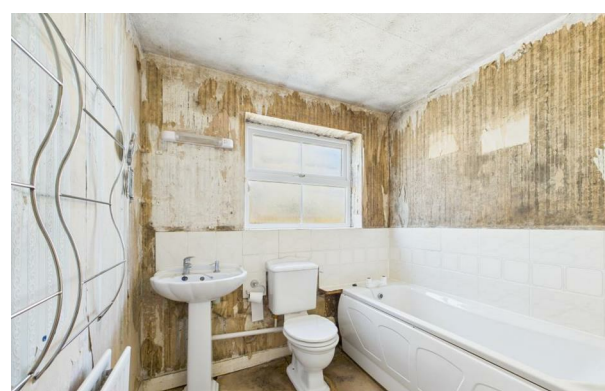
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FANTASTIC DEVELOPMENT OPPORTUNITY. A substantial detached property in the Fenland Market Town of Chatteris, offering excellent potential and easy access to the historic city of Ely. This spacious home provides versatile accommodation with multiple reception rooms, four bedrooms, a large garden, and a double garage. In need of modernisation, it presents a superb opportunity for developers or families seeking to create a bespoke residence, with scope for an annex or HMO (subject to planning). Offered for sale with no forward chain with a GUIDE PRICE of £300,000-£325,000.

Situated in the Fenland Market Town of Chatteris, offering convenient access to the historic city of Ely, this substantial detached property presents an exciting opportunity for both developers and discerning buyers seeking a spacious family home with exceptional potential. The property opens into an inviting entrance hall leading to a formal dining room and a generous lounge with adjoining office space, perfect for home working or study. The kitchen connects seamlessly to a breakfast area and utility room, with access through to a series of further reception spaces that could easily be adapted for a variety of uses, including the creation of a self-contained annex, subject to obtaining the necessary permissions. The ground floor also includes additional storage rooms and a bathroom, enhancing the layout's versatility. Upstairs, the first floor comprises four well-proportioned bedrooms, including a large master bedroom and a family bathroom, providing ample accommodation for a growing family. Externally, the property benefits from a double garage and an expansive rear garden, offering both privacy and plenty of scope for landscaping or extension. Although the house requires a scheme of modernisation and improvements, it offers tremendous scope to add value and could equally lend itself to conversion into a large family residence, multi-generational living space, or potential HMO use (subject to planning). Offered for sale with the added advantage of no forward chain, this property represents a rare and exciting opportunity in a sought-after Cambridgeshire location.

- Entrance Hall**
4.65 x 1.19 (15'3" x 3'10")
- Office**
4.44 x 2.96 (14'6" x 9'8")
- Dining Room**
4.49 x 4.18 (14'8" x 13'8")
- Lounge Diner**
4.83 x 8.21 (15'10" x 26'11")
- Kitchen**
4.65 x 4.34 (15'3" x 14'2")
- Hallway**
1.95 x 2.87 (6'4" x 9'4")
- Shower Room**
1.93 x 1.33 (6'3" x 4'4")
- Storage Room Two**
2.97 x 2.54 (9'8" x 8'3")
- Reception Room**
3.83 x 4.52 (12'6" x 14'9")
- Storage Room One**
2.98 x 1.91 (9'9" x 6'3")
- Bathroom**
2.14 x 1.82 (7'0" x 5'11")
- Utility Room**
2.16 x 2.58 (7'1" x 8'5")
- Landing**
1.82 x 2.91 (5'11" x 9'6")



- Master Bedroom**
4.47 x 4.30 (14'7" x 14'1")
- Bedroom Two**
4.51 x 4.28 (14'9" x 14'0")
- Bathroom**
2.26 x 2.51 (7'4" x 8'2")
- Bedroom Three**
3.54 x 3.47 (11'7" x 11'4")
- Bedroom Four**
2.45 x 4.49 (8'0" x 14'8")
- Garage**
4.75 x 6.52 (15'7" x 21'4")
- EPC - E**
48/73

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Double Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 10000Mbps
- Mobile Coverage: EE - Great, Three - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DISCLAIMER
The vendor is connected to City & County Estate Agents.
DRAFT DETAILS AWAITING VENDOR APPROVAL