

£160,000

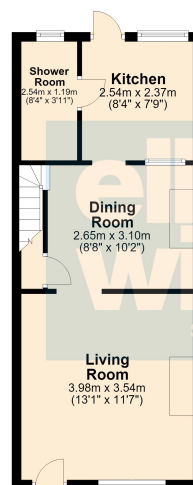
New Road, Chatteris, Cambs PE16 6BJ



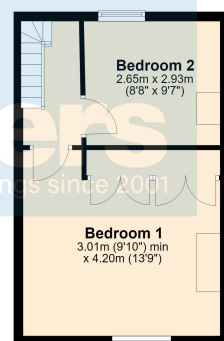
To arrange a viewing call us now on 01354 694900

Offered for sale with no forward chain and conveniently located within easy reach of local amenities, this deceptively spacious two-bedroom cottage offers a wealth of character and potential. The accommodation comprises a separate living room, dining room, kitchen, ground floor shower room, and two generously sized bedrooms. To the rear, the property benefits from a good-sized garden presenting an excellent opportunity for purchasers to create their own private haven. With plenty of scope for landscaping and improvement, the garden provides a blank canvas to suit a variety of lifestyles and tastes. This charming home is ideal for first-time buyers, investors, or those looking to downsize, and early viewing is highly recommended.

Ground Floor
Approx. 35.8 sq. metres (384.9 sq. feet)



First Floor
Approx. 28.3 sq. metres (304.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 sq. feet)

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Ground Floor

Living Room

3.98m (13'1") x 3.54m (11'7")

Window to front, fireplace housing gas fire

Dining Room

3.10m (10'2") x 2.65m (8'8")

Stairs rising to first floor, storage cupboard

Kitchen

2.54m (8'4") x 2.37m (7'9")

Fitted with a matching range of wall and base units housing freestanding electric oven, space for fridge and freezer, plumbing for washing machine, 1 ½ sink and drainer. Window to rear, door out to garden



Shower Room

2.54m (8'4") x 1.19m (3'11")

Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.



First Floor

Bedroom 1

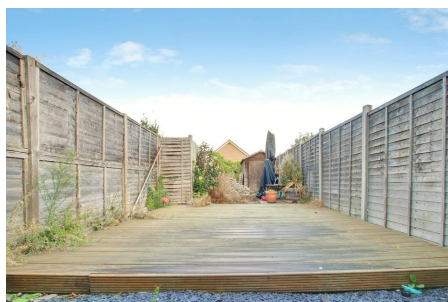
4.20m (13'9") x 3.01m (9'10") min

Window to front, original fireplace, boiler cupboard and fitted wardrobe

Bedroom 2

2.93m (9'7") x 2.65m (8'8")

Window to rear



Outside

The front garden is open plan and laid with feature stones. To the rear, there is a good size garden with decked patio and storage shed. This requires some tlc but is a blank canvas to create your own personal space.

Parking is on road.



Services

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

Tenure Freehold

EPC tbc

Council Tax Band A

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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