

£380,000

West Park Street, Chatteris, Cambridgeshire  
PE16 6AH



**To arrange a viewing call us now on 01354 694900**

This distinctive four bedroom DETACHED home offers a rare opportunity to combine comfortable FAMILY LIVING with a fully operational ON SITE SALON, creating an ideal setting for those looking to run a business from home. The property features separate living and dining rooms, each providing inviting and versatile spaces for everyday life and entertaining, alongside a modern kitchen/breakfast room designed for both practicality and style. Upstairs, four well proportioned bedrooms and two bathrooms offer excellent flexibility for families, guests, or home working needs.

Outside, a generous garden provides a private retreat for relaxation or outdoor dining.

Blending CHARACTER, SPACE, and COMMERCIAL POTENTIAL, this UNIQUE home presents an exceptional lifestyle and business opportunity in one.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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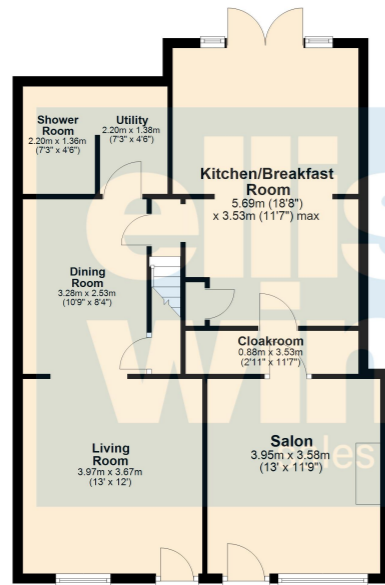
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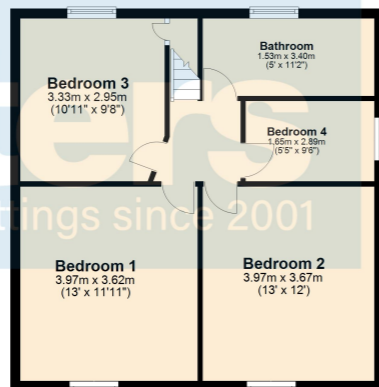
**Ground Floor**

Approx. 72.1 sq. metres (776.4 sq. feet)



**First Floor**

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

**GROUND FLOOR**

**Living Room**

3.97m (13') x 3.67m (12')  
Window to front, feature fireplace opening, tiled floor.

**Dining Room**

3.28m (10'9") x 2.53m (8'4")  
Open plan to living room, tiled floor.

**Kitchen/Breakfast Room**

5.69m (18'8") x 3.53m (11'7") max.  
Fitted with a matching range of wall and base units housing SMEG range style cooker, (which is negotiable by separate negotiation) integrated dishwasher, ceramic sink and drainer, breakfast bar, space for fridge freezer, two Velux windows, double doors out to garden.

**Utility**

2.20m (7'3") x 1.38m (4'6")  
Plumbing for washing machine and space for tumble drier, gas boiler, window to rear.

**Shower Room**

2.20m (7'3") x 1.36m (4'6")  
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear.

**Cloakroom**

3.53m (11'7") x 0.88m (2'11")  
Fitted with a low level wc and hand wash basin. Access to salon.

**Salon**

3.95m (13') x 3.58m (11'9")  
Window to front, separate entrance door in, access to cloakroom.

**FIRST FLOOR**

**Bedroom 1**

3.97m (13') x 3.62m (11'11")  
Window to front.

**Bedroom 2**

3.97m (13') x 3.67m (12')  
Window to front.

**Bedroom 3**

3.33m (10'11") x 2.95m (9'8")  
Window to rear.

**Bedroom 4**

2.89m (9'6") x 1.65m (5'5")  
Window to side.

**Bathroom**

3.40m (11'2") x 1.53m (5')  
Fitted with a roll top bath which has mixer tap shower, low level wc and hand wash basin. Window to rear.

**OUTSIDE**

The rear garden is laid mainly to lawn with patio area. There is a large area of gravel providing ample off road parking and space for turning. Large shed.

**AGENTS NOTE**

Our sellers currently run a barbers shop at the property and there are zero business rates. The property has its own independent electricity but shares water with the main house.

**SERVICES**

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

**Freehold**

Residential Energy ratings D  
Barber Shop Energy Rating B  
Fenland District Council tax band B

**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.

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