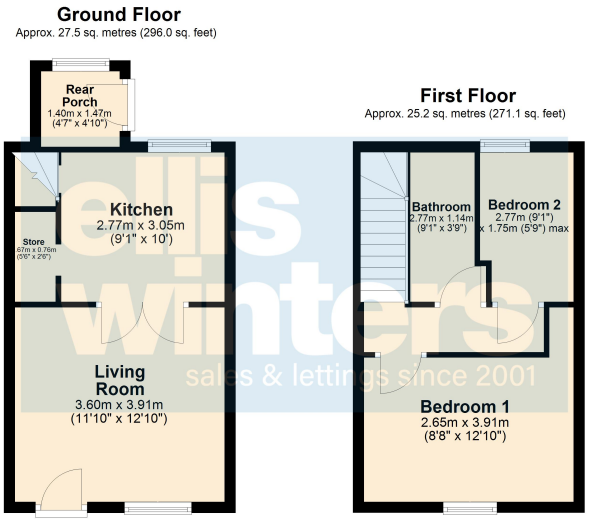
Guide Price

£140,000 - £145,000

London Road, Chatteris, Cambridgeshire
PE16 6AS

To arrange a viewing call us now on 01354 694900

REQUIRING a degree of cosmetic MODERNISATION yet brimming with POTENTIAL, this CHARMING two-bedroom mid-terraced COTTAGE presents an excellent opportunity for buyers keen to create a home tailored to their own tastes and style. The accommodation is well laid out, comprising a cosy living room and kitchen, with the added benefit of a rear porch providing useful additional space. To the first floor are two bedrooms and a bathroom. Outside, the property enjoys a fully enclosed rear garden, offering a private and secure outdoor area ideal for relaxing or entertaining, together with the added convenience of allocated PARKING. Combining character, practicality and scope for improvement, this property is perfect for first-time buyers, investors or those seeking a rewarding project



Total area: approx. 52.7 sq. metres (567.1 sq. feet)

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GROUND FLOOR

Living Room
3.91m (12'10") x 3.60m (11'10")
Window to front, double doors into kitchen.

Kitchen
3.05m (10') x 2.77m (9'1")
Fitted with a wooden range of wall and base units with freestanding cooker, plumbing for washing machine and space for fridge/freezer, 1½ sink and drainer, wall mounted gas boiler, window to rear.

Rear Porch
1.47m (4'10") x 1.40m (4'7")
Window to rear, door out to garden.

FIRST FLOOR

Bedroom 1
3.91m (12'10") x 2.65m (8'8")
Window to front.

Bedroom 2
2.77m (9'1") x 1.75m (5'9") max.
Window to rear.

Bathroom
2.77m (9'1") x 1.14m (3'9")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.

OUTSIDE

A shared driveway to one side leads to the allocated parking space. The rear garden is paved for ease of maintenance and has a rear gate leading to the parking area.

SERVICES

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

Freehold
Fenland District Council tax band A
Energy rating C

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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