

£325,000

Wenny Road, Chatteris, Cambridgeshire PE16 6UT



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

This charming THREE BEDROOM DETACHED family home blends character features with generous living space, offering a welcoming living room with a stunning CAST IRON FIREPLACE and a spacious kitchen diner complete with a cosy WOOD BURNER. A bright GARDEN ROOM and a well appointed ground floor bathroom add to the practicality of the layout, while upstairs you'll find three comfortable bedrooms. Outside, the property benefits from ample OFF ROAD PARKING to the front, along with a GARAGE and WORKSHOP, and a good sized rear garden that provides plenty of room for relaxation or play

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)

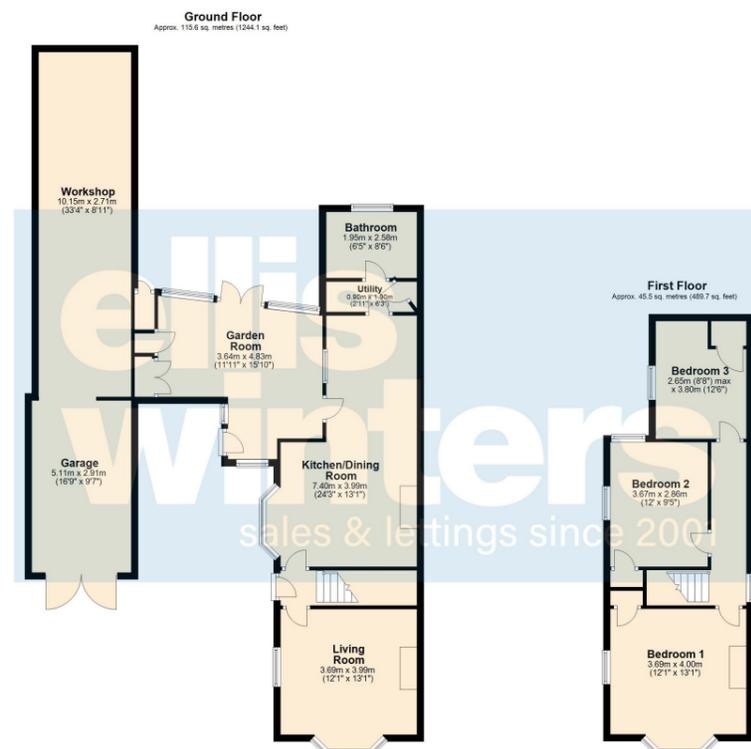
**ellis winters**  
sales & lettings since 2001



**ellis winters**  
sales & lettings since 2001

£325,000

Wenny Road, Chatteris, Cambridgeshire PE16 6UT



**Ground Floor**

**Living Room**  
3.99m (13'1") x 3.69m (12'1")  
Bay window to front and separate window to side, stunning cast iron open fireplace

**Kitchen/Dining Room**  
7.40m (24'3") x 3.99m (13'1")  
Fitted with a matching range of wall and base units housing range style cooker, integrated dishwasher, space for under counter fridge and freezer, walk-in pantry cupboard, exposed brick fireplace housing multi-fuel stove, bay window to side

**Utility**  
1.90m (6'3") x 0.90m (2'11")  
Plumbing for washing machine, corner storage cupboard, under floor heating

**Bathroom**  
2.58m (8'6") x 1.95m (6'5")  
Fitted with a panelled bath, double sink vanity unit and low level wc. Window to rear

**Garden Room**  
4.83m (15'10") x 3.64m (11'11")  
Windows to both front and rear, doors to both front and rear, ample storage cupboards.

**First Floor**

**Bedroom 1**  
4.00m (13'1") x 3.69m (12'1")  
Bay window to front and window to side, ornate tiled fireplace, over stairs storage cupboard

**Bedroom 2**  
3.67m (12') x 2.86m (9'5")  
Windows to both side and rear, over stairs storage cupboard

**Bedroom 3**  
3.80m (12'6") x 2.65m (8'8") max  
Window to side, boiler cupboard

**Outside**

The front of the property is enclosed by a low level wall and has flower borders and feature tree. The balance is block paved to provide ample off road parking which also leads to the single garage which has double opening doors, power and light. To the rear, the garden is laid to lawn and has outside seating area, patio, workshop and separate vegetable garden with raised pond.

**Services**

Mains gas, electricity, water and drainage. The property has gas fired central heating and the boiler was installed in June 2023.

Tenure Freehold  
Council Tax Band C  
EPC 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**  
sales & lettings since 2001