

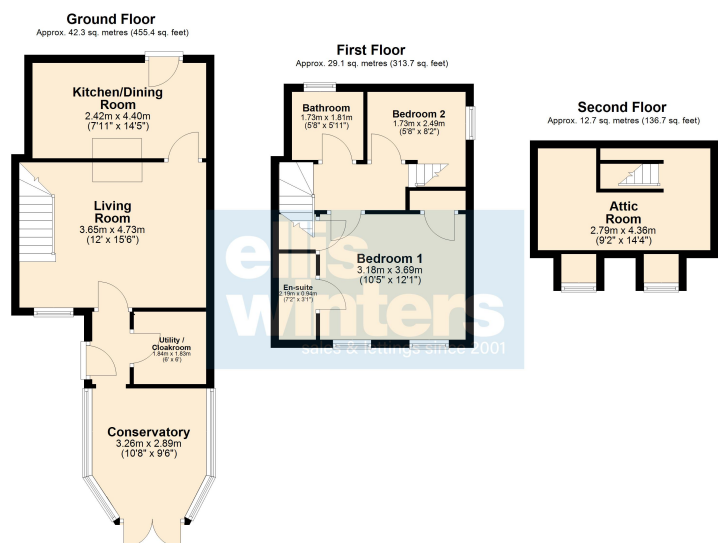
£210,000

Pound Road, Chatteris, Cambridgeshire PE16 6RL



To arrange a viewing call us now on 01354 694900

****Undergoing final stages of renovation**** This hidden gem of a TWO/THREE BEDROOM DETACHED cottage is quietly set back from the road and fully enclosed by front and rear gardens, offering privacy and a tranquil atmosphere. This charming home blends characterful detail with everyday practicality, making it feel warmly lived-in from the moment you step inside. The living room retains the ORIGINAL FIREPLACE creating a timeless appeal, while the RE-FITTED KITCHEN provides modern functionality. A convenient UTILITY/CLOAKROOM adds extra space, and a light-filled CONSERVATORY offers a versatile area for dining or relaxation. Upstairs, you'll find two bedrooms, the main one with an EN-SUITE, and a well-appointed family bathroom.



Total area: approx. 84.2 sq. metres (905.8 sq. feet)

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GROUND FLOOR

Living Room
4.73m (15'6") x 3.65m (12')
Window to front, lovely exposed brick fireplace.

Utility / Cloakroom
1.84m (6') x 1.83m (6')
Single sink and drainer, plumbing for washing machine and space for tumble drier, low level wc.



Conservatory
3.26m (10'8") x 2.89m (9'6")
Brick and upvc construction with double doors out to garden.

Kitchen/Dining Room
4.40m (14'5") x 2.42m (7'11")
Re-fitted with a matching range of wall and base units housing ceramic sink and drainer, single electric oven and four ring ceramic hob with extractor over, space for fridge/freezer, feature exposed brick fireplace, alcove shelving, seating area, door out to garden.



FIRST FLOOR

Bedroom 1
3.69m (12'1") x 3.18m (10'5")
Two windows to front, fitted wardrobe, exposed floorboards.

En-suite
2.19m (7'2") x 0.94m (3'1")
Re-fitted with a single shower cubicle, low level wc and hand wash basin set within vanity unit.



Bedroom 2
2.49m (8'2") x 1.73m (5'8")
Window to side, exposed floorboards.



Bathroom
1.81m (5'11") x 1.73m (5'8")
Re-fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to rear.

SECOND FLOOR

Attic Room
4.36m (14'4") x 2.79m (9'2")
Two windows to front, fully boarded, reduced height.

OUTSIDE
The property is set back from the road and is accessed via a pathway. The front garden is gated for privacy and there is a seating area and ornamental tree. To the rear, the garden will be laid with AstroTurf. Parking is on road.

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

Tenure Freehold
Energy rating E
Fenland District 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 £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
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