

£260,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



To arrange a viewing call us now on 01354 694900

This stunning RENOVATED three-bedroom COTTAGE seamlessly blends charm with CHARACTER, offering a BEAUTIFULLY PRESENTED interior throughout. The inviting layout features separate living and dining rooms, perfect for both relaxation and entertaining. Prepare to be captivated by the GORGEOUS, newly fitted kitchen, complete with exposed beams, complemented by a large, practical utility room. Upstairs, discover three generously sized bedrooms, each offering a tranquil retreat, alongside a breath taking bathroom boasting a luxurious freestanding bath and separate shower. Outside, enjoy the convenience of off-road PARKING for two small vehicles to the side and a good-sized rear garden offering a private outdoor escape.

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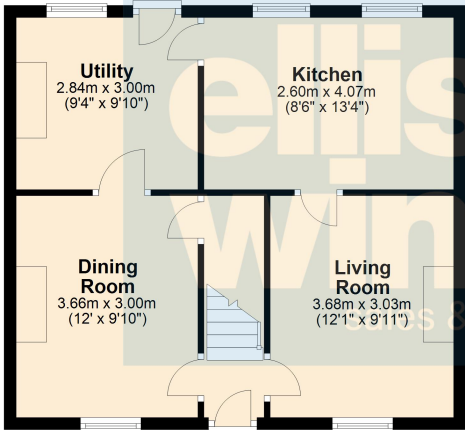
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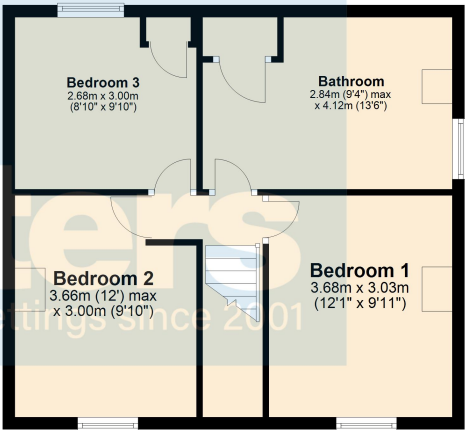
Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

GROUND FLOOR

Living Room
3.68m (12'1") x 3.03m (9'11")
Window to front, fireplace with the potential to open for a woodburner.

Dining Room
3.66m (12') x 3.00m (9'10")
Window to front, fireplace with gas connection.

Kitchen
4.07m (13'4") x 2.60m (8'6")
Fitted with a matching range of wall and base units housing double electric oven and four ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, 1½ sink and drainer, exposed beams and two windows to rear.

Utility
3.00m (9'10") x 2.84m (9'4")
Fitted with a butler style sink, plumbing for washing machine, feature fireplace opening, wall mounted gas boiler, window to rear and door out to garden.

FIRST FLOOR

Bedroom 1
3.68m (12'1") x 3.03m (9'11")
Window to front.

Bedroom 2
3.94m (12'11") x 3.66m (12') max.
Window to front, original exposed floorboards.

Bedroom 3
3.00m (9'10") x 2.68m (8'10")
Window to rear, storage cupboard.

Bathroom
4.12m (13'6") x 2.84m (9'4") max.
Fitted with a freestanding roll top bath, separate single shower cubicle, low level wc and hand wash basin. Storage cupboard and window to side.

OUTSIDE

The front garden is enclosed by a picket fence and is laid to gravel. A driveway to one side provides off road parking for two small vehicles. There is potential for additional off road parking to the front of the property.

To the rear, the garden has a shaped lawn, gravel and shrub borders, storage shed and the convenience of an outside wc.

SERVICES

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

Freehold

Fenland District Council tax band C
Energy rating 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 £49 + VAT per transaction, 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.