

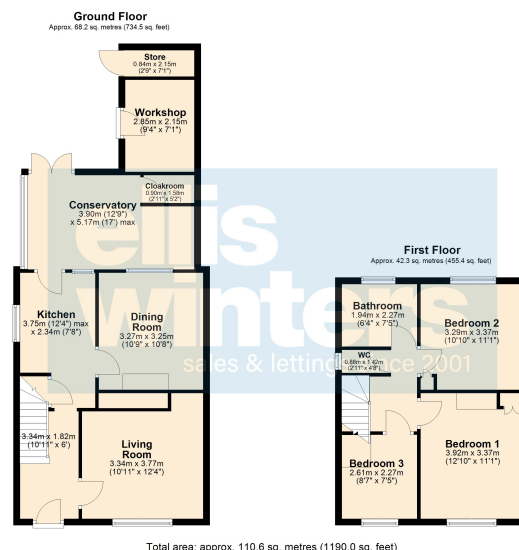
# £220,000

Westbourne Road, Chatteris, Cambridgeshire PE16 6HH



To arrange a viewing call us now on 01354 694900

This three bedroom SEMI DETACHED home offers generous family accommodation, featuring separate living and dining rooms, a fitted kitchen and a bright CONSERVATORY, along with the added convenience of a ground floor cloakroom. Upstairs benefits from three well proportioned bedrooms and a family bathroom, while outside there is the potential to rent a garage at the rear. Although the property would benefit from some cosmetic updating, it presents a fantastic opportunity to create a wonderful family home tailored to your own style.



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## GROUND FLOOR

**Living Room**  
3.77m (12'4") x 3.34m (10'11")  
Window to front.

**Dining Room**  
3.27m (10'9") x 3.25m (10'8")  
Window to rear.

**Kitchen**  
3.75m (12'4") max. x 2.34m (7'8")  
Fitted with a matching range of wall and base units housing eye level electric oven and four ring gas hob, plumbing for washing machine, pantry cupboard, window to side.

**Conservatory**  
5.17m (17') max. x 3.90m (12'9")  
Space for fridge/freezer, ornamental pond double doors out to garden.

**Cloakroom**  
1.58m (5'2") x 0.90m (2'11")  
Fitted with a low level wc.



## FIRST FLOOR

**Bedroom 1**  
3.92m (12'10") x 3.37m (11'1")  
Window to front.

**Bedroom 2**  
3.37m (11'1") x 3.29m (10'10")  
Window to rear.

**Bedroom 3**  
2.61m (8'7") x 2.27m (7'5")  
Window to front.

**Bathroom**  
2.27m (7'5") x 1.94m (6'4")  
Fitted with a corner shower cubicle and hand wash basin. Window to rear.



**WC**  
1.42m (4'8") x 0.88m (2'11")  
Fitted with a low level wc, window to side.

## OUTSIDE

The front garden is enclosed by a low level wall and has ornamental tree, lawn and shrub borders. To the rear, the garden is also laid to lawn with patio area and flower borders. There are two brick built outbuildings.

## AGENTS NOTE

Please also note that the gas fires at the property are not working.

## SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating and the boiler was installed in November 2025.

## Freehold

Fenland District Council tax band B  
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 £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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