

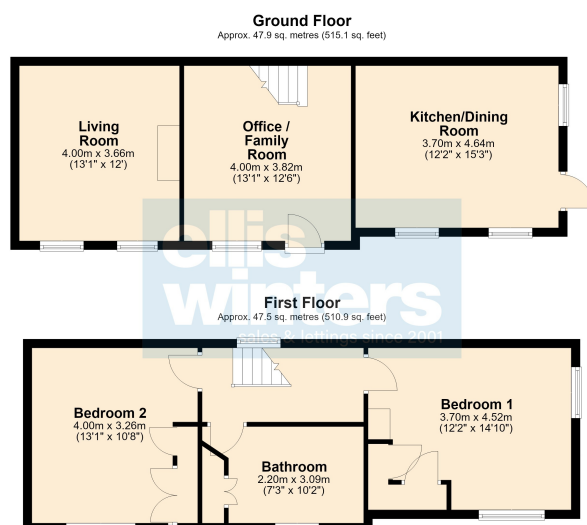
£165,000

Porters Yard, High Street, Chatteris, Cambridgeshire PE16 6NS



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this DELIGHTFUL two-bedroom semi-detached COTTAGE is tucked away from the hustle and bustle of Chatteris, quietly positioned along a private driveway. This charming GRADE II LISTED cottage offers spacious and versatile accommodation, comprising a welcoming living room, family room/office and kitchen/diner. Upstairs, there are two generous double bedrooms and a family bathroom. Although the property would BENEFIT from some UPDATING, it offers excellent potential to create a lovely CHARACTER home and is sure to appeal to buyers looking for something with a little more individuality. Outside, there is a large garage/workshop, off-road PARKING and a courtyard garden, providing useful additional space and making this a property that is well worth viewing.



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

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GROUND FLOOR

Living Room

4.00m (13'1") x 3.66m (12')

Two windows to front, exposed brick fireplace housing wood burner, exposed beams to ceiling.

Office / Family Room

4.00m (13'1") x 3.82m (12'6")

Window to front, stairs rising to first floor, feature fireplace with the potential to open.



Kitchen/Dining Room

4.64m (15'3") x 3.70m (12'2")

Fitted with base units complete with freestanding cooker which has extractor hood over, plumbing for washing machine and space for fridge/freezer, feature painted brick fireplace, windows to both front and side and door out to garden area.



FIRST FLOOR

Bedroom 1

4.52m (14'10") x 3.70m (12'2")

Windows to both front and side, fitted wardrobe, sloping ceiling.

Bedroom 2

4.00m (13'1") x 3.26m (10'8")

Window to front, fitted wardrobe, sloping ceiling.



Bathroom

3.09m (10'2") x 2.20m (7'3")

Fitted with a panelled bath, low level wc, hand wash basin and bidet. Window to front.



OUTSIDE

The property is access via a private driveway. There are no maintenance charges in place towards upkeep. The front garden is perfect to create some additional space if require for outside relaxation. A courtyard to one side also provides an area for that early morning cup of tea! Opposite the property is a garage/workshop plus off road parking. Further parking or additional garden space could be created here if required.

SERVICES

Mains gas, electricity, water and drainage.

Gas is connected to the property although it has not been used in recent years.

Freehold

Fenland District Council tax band B

Energy rating TBC

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 £66.67 plus VAT per transaction (£80 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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