



61 High Street, Chatteris, PE16 6NP

CHEFFINS

High Street

Chatteris,
PE16 6NP

- Two Storey Period Town House
- High Street Location
- 2 Bedrooms
- Off Street Carparking Space
- Freehold / Council Tax Band D / EPC D

A Grade II Listed mid-terrace period town house situated on the High Street, Chatteris. The property comprises a two-bedroom house with rear access to a pathway leading to a private carpark where there is an undesignated parking space.

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Guide Price: £125,000



Location

Chatteris is a popular Cambridgeshire Fenland market town situated 8 miles south of March, 15 miles north of Huntingdon and 19 miles south east of Peterborough. Chatteris is served with a wide range of amenities and services to include, schooling for all ages, supermarkets, doctors surgery, independent high street shops, leisure centre, library, and other local businesses. Chatteris is located on the junction of the A141 and A142 providing good communication routes to other local centres.

Front Entrance / Cloak Room**Living Room**

With central heating radiator.

Kitchen

With ranges of modern units, sink and drainer and tiled floor together with a wall mounted Vaillant central heating boiler.

Rear Hallway

With a understands cupboard, rear entrance door and central heating radiator.
Staircase up to;

Landing Area

With storage cupboard and loft hatch.

Bedroom 1

With storage cupboard and central heating radiator.

Bedroom 2

With a storage cupboard and central heating radiator.

Family Bathroom

Shower cubicle with electric shower unit, w.c., wash hand basin and a tiled floor.

Outside

To the rear of property is a shared accessway leading to a private carpark with one undesignated parking space.

Tenure

The property is currently let and is to be sold freehold. Vacant possession can be negotiated as part of the sale.

Method of Sale

The property is offered for sale by private treaty either individually or with 59 High Street.

Viewings

Viewing is strictly by appointment accompanied with the selling agent.

For further information please contact either:

Katelyn Raven or Edward Tabner
t: (01353) 654900
e: katelyn.raven@cheffins.co.uk or
edward.tabner@cheffins.co.uk

25 Market Place,
Ely, Cambridgeshire,
CB7 4NP

What3Words

///deaf.sublet.annual

Postcode

PE16 6NP.

Listed Buildings

The property is Grade II Listed.

Local Authority

Fenland District Council – Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ.

Plans and Areas

Any plans are reproduced for identification purposes only.

VAT

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Agents Notes

For more information on this property, please refer to the Material Information brochure that can be found on our website.

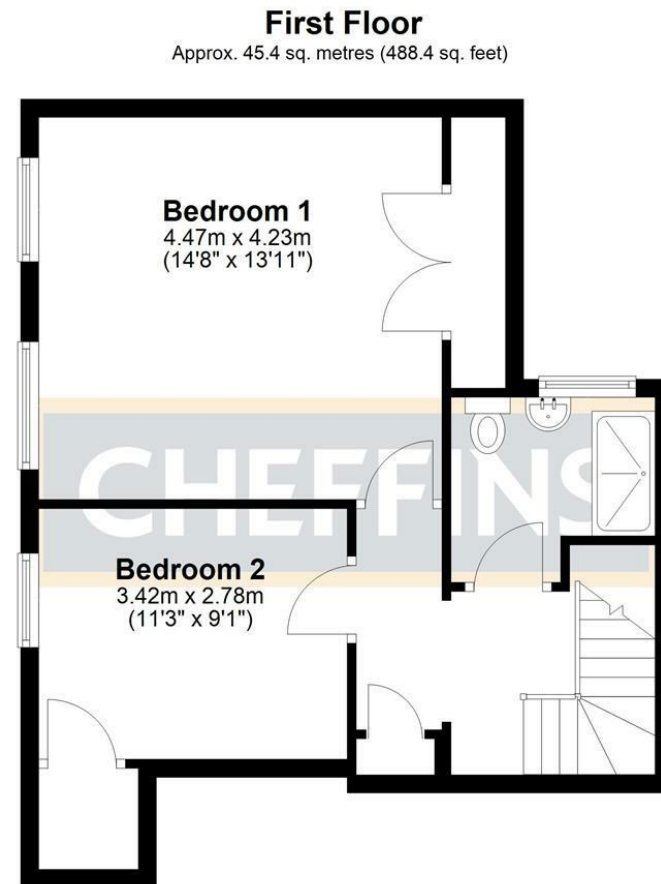
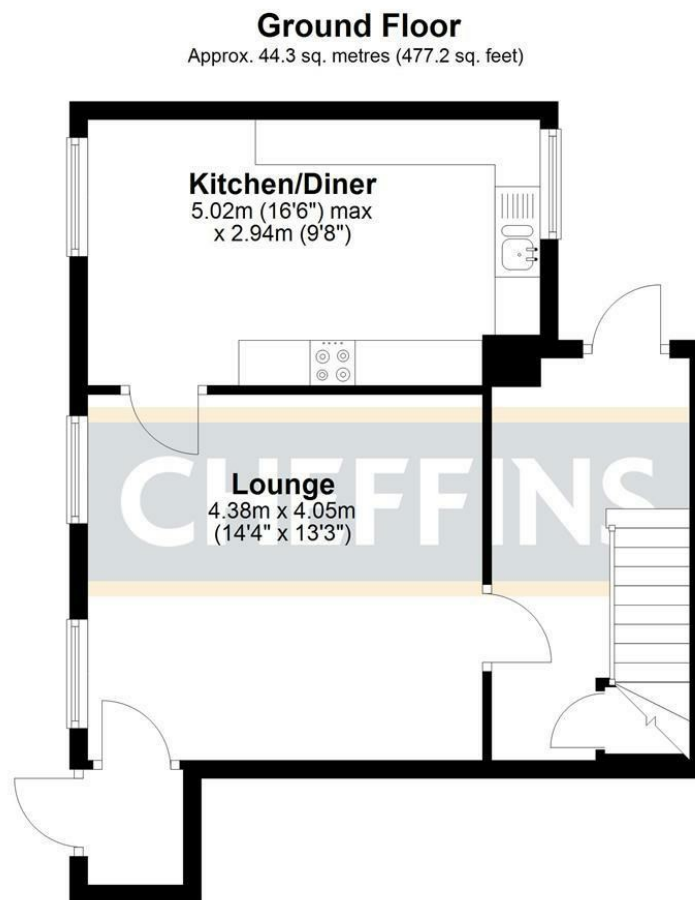
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales	EU Directive 2002/91/EC	

Guide Price - £125,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Fenland District Council



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

