

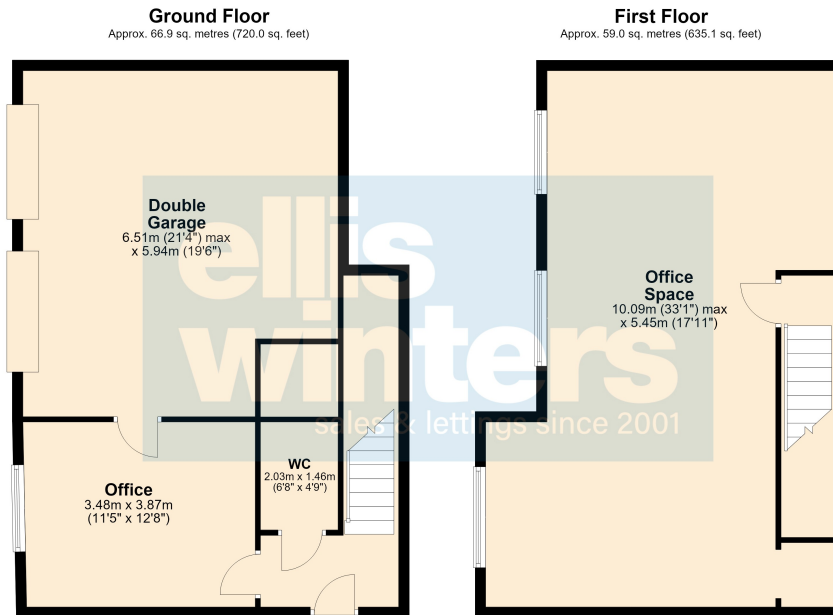
Albert Way, Chatteris, Cambridgeshire PE16 6US



A particularly appealing feature of this property is the substantial workplace element, making it an excellent option for those looking to combine home and business.

This comprises a double garage/workshop, extensive office space and a separate cloakroom, offering considerable flexibility for a variety of uses.

Albert Way, Chatteris, Cambridgeshire PE16 6US



Total area: approx. 125.9 sq. metres (1355.0 sq. feet)

Garage and Workshop with B1, B2 and B8 Business Use

GROUND FLOOR

Office
3.87m (12'8") x 3.48m (11'5")
Window to side.

WC
2.03m (6'8") x 1.46m (4'9")
Fitted with a low level wc and hand wash basin. Disability friendly.

Double Garage
6.51m (21'4") max. x 5.94m (19'6")
Electric remote doors, power and light. Door into office.

FIRST FLOOR

Office Space
10.09m (33'1") max. x 5.45m (17'11")
Three windows to side, large open plan area with versatility for many uses.

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

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.