

Offers In Region Of

**£280,000**

Victoria Street, Chatteris, Cambridgeshire PE16 6AP



**To arrange a viewing call us now on 01354 694900**

Unique and full of character, this individual THREE-BEDROOM SEMI-DETACHED BARN CONVERSION offers an impressive amount of space and versatility, complemented by ample OFF-ROAD PARKING and a delightful garden with a lovely patio area, perfect for outdoor entertaining. The well-presented accommodation features a MODERN KITCHEN, a spacious and inviting living room, and a separate dining room, providing excellent areas for both relaxation and social occasions. To the ground floor are two generous double bedrooms along with a contemporary shower room, while the first floor offers a further bedroom and a family bathroom, creating flexible living arrangements to suit a variety of needs. This is truly a must-see property, where the space, charm, and unique layout can only be fully appreciated upon viewing.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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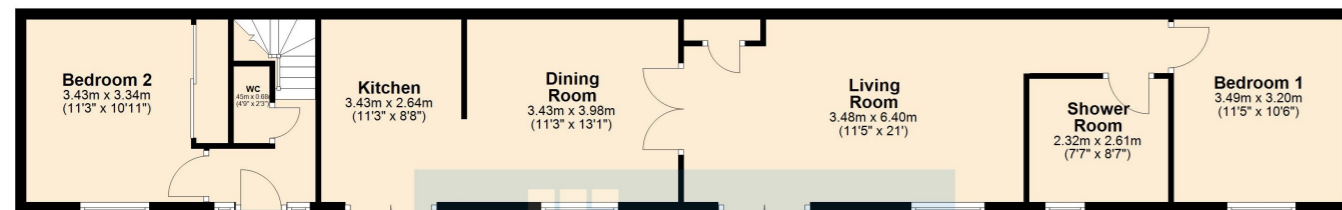
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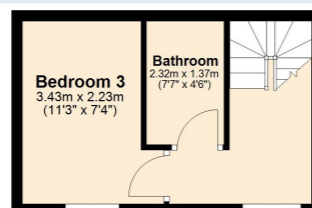
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Ground Floor



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Ground Floor

Kitchen

3.43m (11'3") x 2.64m (8'8")  
 Fitted with a modern range of wall and base units housing 1 ½ sink and drainer, single oven and four ring gas hob with extractor over, plumbing for washing machine and space for tumble drier, integrated fridge and freezer, double doors leading to front

Dining Room

3.98m (13'1") x 3.43m (11'3")  
 Window to front, vaulted ceiling, double doors out to garden

Living Room

6.40m (21') x 3.48m (11'5")  
 Window to front, vaulted ceiling, double doors out to garden

Bedroom 1

3.49m (11'5") x 3.20m (10'6")  
 Window to front

Bedroom 2

3.43m (11'3") x 3.34m (10'11")  
 Window to front, fitted wardrobe

Shower Room

2.61m (8'7") x 2.32m (7'7")  
 Fitted with a double shower cubicle, low level wc and hand wash basin. Fully tiled and window to front

WC

1.45m (4'9") x 0.68m (2'3")  
 Fitted with a low level wc and hand wash basin

First Floor

Bedroom 3

3.43m (11'3") x 2.23m (7'4")  
 Window to front

Bathroom

2.32m (7'7") x 1.37m (4'6")  
 Fitted with a panelled bath which has mains shower and mixer tap, low level wc and hand wash basin.

Outside

The property is accessed via a private driveway and there is ample off road parking. To the rear, the garden has a large patio area with sheltered gazebo storage shed and lawn

Services

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

Tenure Freehold  
 Council Tax A  
 Energy rating C

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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