

£320,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this SUBSTANTIAL 3/4 bedroom semi detached family home has the benefit of SOLAR PANELS making this property very economical to run.

There is versatility of rooms in that the ground floor reception could also be a bedroom if required.

All rooms are incredibly spacious with the living room located on the first floor.

There are more than enough bathrooms to go around with two en-suites in addition to the family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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GROUND FLOOR

HALL

Stairs rising to first floor, storage cupboard.

WC

2.23m (7'4") x 1.19m (3'11")
Fitted with a low level WC and hand wash basin. Window to side.

FAMILY ROOM / BEDROOM 4

4.60m (15'1") x 3.35m (11')
Window to front.

KITCHEN / DINING ROOM

5.34m (17'6") x 4.42m (14'6")
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring ceramic induction hob with extractor over. Plumbing for washing machine and dishwasher, wall mounted gas boiler, window to rear and door out to garden.

FIRST FLOOR

LIVING ROOM

5.71m (18'9") max. x 5.34m (17'6")
Two windows to rear.

BEDROOM 2

4.55m (14'11") x 3.35m (11')
Window to front.

EN-SUITE

Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to front.

SECOND FLOOR

BEDROOM 3

4.55m (14'11") x 3.35m (11')
Window to front.

BATHROOM

Fitted with a single shower cubicle, low level WC and hand wash basin. Window to front.

MASTER BEDROOM

4.99m (16'4") x 3.35m (11')
Window to rear, fitted wardrobe.

EN-SUITE BATHROOM

3.75m (12'4") x 1.94m (6'4")
Fitted with a panelled bath which has mixer tap shower, single mains shower cubicle, low level WC and hand wash basin.

OUTSIDE

The garden to the front of the property is open plan and laid to lawn with borders. A side gate leads to the rear where the garden is laid to lawn with patio area and feature graveling. A rear gate leads to the single garage and parking area.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. There are solar panels attached to the property which are owned by the sellers.

TENURE

Freehold

Fenland District Council Tax band - D

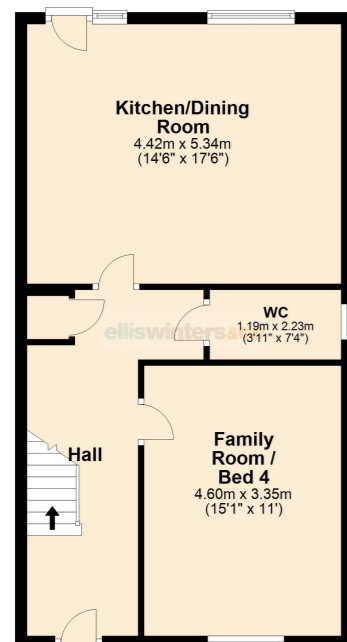
Energy rating - B

VIEWING

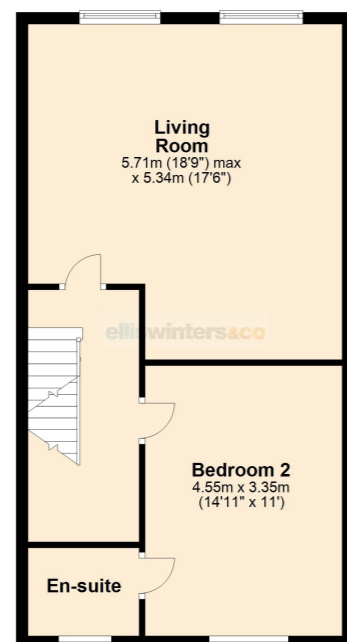
By arrangement with elliswinters&co

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ground Floor
Approx. 55.6 sq. metres (598.3 sq. feet)



First Floor
Approx. 55.0 sq. metres (592.3 sq. feet)



Second Floor
Approx. 55.6 sq. metres (598.9 sq. feet)

