

£270,000

New Road, Chatteris, Cambridgeshire PE16 6BJ



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

This three bedroom Grade II LISTED CHARACTER property is full of old-style CHARM with many ORIGINAL FEATURES including fireplaces, brick weave flooring and so much more! Set on a really good size plot with ample off road PARKING, the property offers spacious and versatile rooms.

The accommodation comprises living room, office, dining room, kitchen and ground floor shower room.

Upstairs there are three double bedrooms and luxury bathroom with roll top bath.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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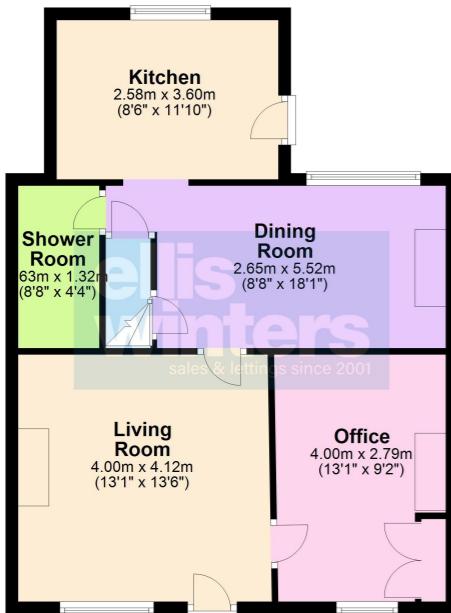
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#### Ground Floor



#### First Floor



#### GROUND FLOOR

##### LIVING ROOM

4.12m (13'6") x 4.00m (13'1")  
Window to front, working open fireplace, stunning parquet flooring.

##### OFFICE

4.00m (13'1") x 2.79m (9'2")  
Window to front, original cast iron fireplace, alcove cupboard, brick weave floor.

##### DINING ROOM

5.52m (18'1") x 2.65m (8'8")  
Window to rear, fireplace housing woodburning stove, brick weave floor.

##### KITCHEN

3.60m (11'10") x 2.58m (8'6")  
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, 1 1/2 sink and drainer, window to rear and door out to garden.

##### SHOWER ROOM

2.63m (8'8") x 1.32m (4'4")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Wall mounted gas boiler.

#### FIRST FLOOR

##### BEDROOM 1

4.00m (13'1") x 3.96m (13')  
Feature cast iron fireplace, alcove fitted wardrobe, window to front.

##### BEDROOM 2

3.96m (13') x 3.80m (12'6")  
Window to front.

##### BEDROOM 3

3.57m (11'9") x 2.70m (8'10")  
Window to rear, sloping ceiling.

#### BATHROOM

2.71m (8'11") x 2.35m (7'9")  
Fitted with a roll top, claw foot bath with shower over, low level WC and hand wash basin set on marble topped vanity unit. Feature exposed brick wall, sloping ceiling and window to rear.

#### OUTSIDE

Double gates to one side lead to a parking area where there is ample parking.

To the rear, the extensive garden is laid mainly to lawn with patio, bbq area, storage shed and greenhouse.

#### AGENTS NOTE

Please note that part of the outside space is in possessory ownership of the seller and this ownership is supported by various Declarations over the years from previous owners.

The property is listed as a link-detached property. The ground floor is detached having a passage to one side. Bedroom 1 upstairs and the bathroom are attached to the neighbouring property on that side.

#### TENURE

Freehold

Fenland District Council tax band - B

#### 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 £40 + VAT (£48) per transaction, 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.