

£325,000

London Road, Chatteris, Cambridgeshire PE16 6AS



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

This delightful four bedroom link detached period property offers versatile accommodation and has been beautifully updated and presented by our sellers.

There are three reception rooms, re-fitted kitchen and utility plus the convenience of a ground floor WC.

Upstairs there are four bedrooms and a modern luxury bathroom.

There is a low maintenance garden to the side which also provides off road parking, plus a huge garage/workshop.

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

##### LIVING ROOM

4.00m (13'1") x 3.96m (13')  
Windows to both side and front, feature fireplace with wooden over mantle.

##### FAMILY ROOM

3.98m (13'1") x 3.95m (13')  
Window to front, open plan to dining area.

##### DINING ROOM

2.65m (8'8") x 2.28m (7'6")  
Window to rear.

##### KITCHEN

3.86m (12'8") x 2.71m (8'11")  
Re-fitted with a modern range of wall and base units housing eye level single electric oven, four ring induction hob with extractor over, integrated microwave, fridge/freezer and dishwasher, wall mounted gas boiler (approx. 2 years old), windows to both front and side.

##### UTILITY

2.71m (8'11") x 2.31m (7'7")  
Fitted with a modern range of wall and base units complete with single sink and drainer, plumbing for washing machine, patio doors leading out to garden.

##### WC

Fitted with a low level WC and hand wash basin set within vanity unit. Half tiled walls and window to side.

#### FIRST FLOOR

##### BEDROOM 1

4.00m (13'1") x 3.96m (13')  
Windows to both front and side to side.

##### BEDROOM 2

2.80m (9'2") x 2.71m (8'11")  
Windows to both front and side.

##### BEDROOM 3

2.71m (8'11") x 2.54m (8'4")  
Window to side.

##### BEDROOM 4

3.09m (10'2") x 3.05m (10')  
Window to front.

##### BATHROOM

2.65m (8'8") x 2.30m (7'7")  
Fitted with a feature freestanding bath, double shower cubicle and hand wash basin set within vanity unit. Both the bath and shower are digitally controlled and there is also an anti mist mirror. Window to front.

##### WC

1.66m (5'5") x 0.94m (3'1")  
Fitted with a low level WC and hand wash basin. Window to side.

##### OUTSIDE

The garden and driveway sit to one side of the property which has a stunning resin finish making it maintenance free. There is ample off road parking if required.

There is also a two storey garage workshop which was originally built to store a lorry. This also has power and light and has potential for further renovations if required.

##### AGENTS NOTE

The property butts up to the neighbouring property but was originally built as a detached home. The utility area which was probably once an outbuilding is connected to the adjoining property.

Our sellers carried out extensive updates when they purchased the property to include a new boiler, updated fuse box, re-fitted kitchen, bathroom, utility and cloakrooms.

##### SERVICES

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

##### TENURE

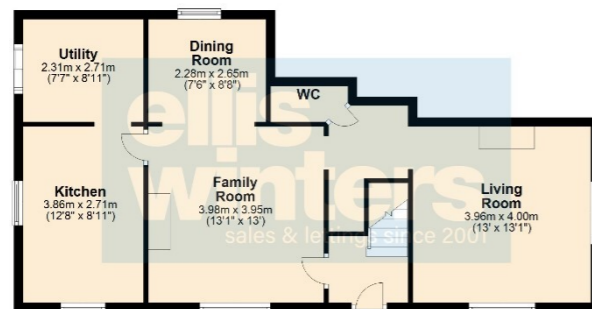
Freehold

Fenland District Council Tax band - B

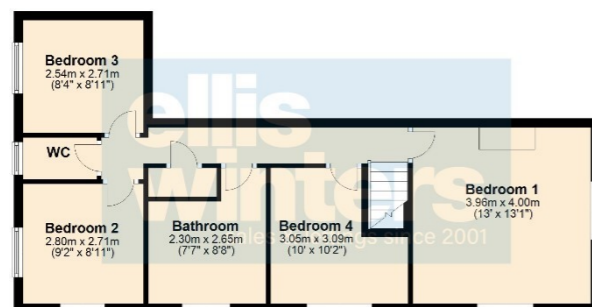
Energy rating - D

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



First Floor



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