

£270,000

Wimpole Street, Chatteris, Cambridgeshire PE16 6ND



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

**\*\* CASH BUYERS ONLY \*\***

Offered for sale with NO FORWARD CHAIN, this SUBSTANTIAL three bedroom detached family home is in need of complete RENOVATION but offers so much POTENTIAL.

Set on a good size plot with single GARAGE and parking, the accommodation comprises separate living and dining rooms, kitchen, utility, and WC.

Upstairs there are three bedrooms, bathroom and separate WC.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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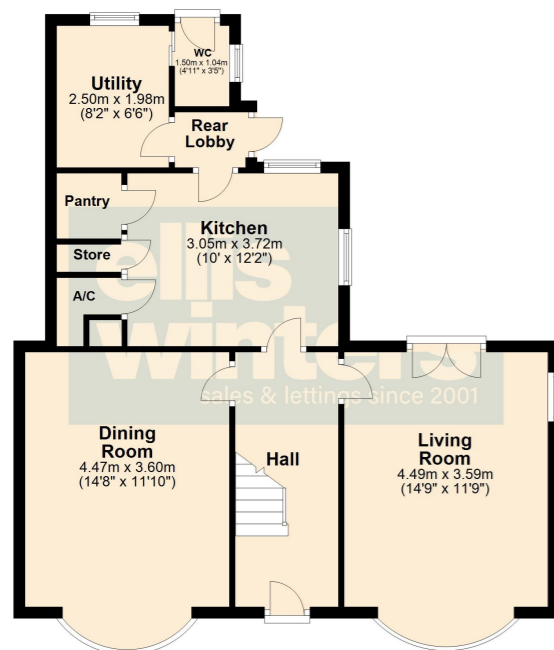
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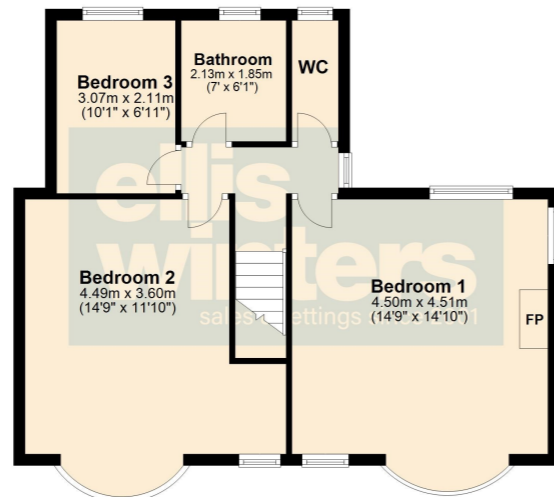
**Ground Floor**

Approx. 66.1 sq. metres (711.7 sq. feet)



**First Floor**

Approx. 57.9 sq. metres (623.4 sq. feet)



**GROUND FLOOR**

**HALL**

Stairs rising to first floor.

**LIVING ROOM**

4.49m (14'9") x 3.59m (11'9")  
Large bow window to front, separate window to side, tiled open fireplace, double doors out to rear garden.

**DINING ROOM**

4.47m (14'8") x 3.60m (11'10")  
Large bow window to front, tiled open fireplace.

**KITCHEN**

3.72m (12'2") x 3.05m (10')  
Fitted with a matching range of wall and base units housing double sink and drainer, window to side and rear, pantry cupboard, storage cupboard and airing cupboard. Window to rear.

**REAR LOBBY**

Door out to garden.

**UTILITY**

2.50m (8'2") x 1.98m (6'6")  
Space for freestanding cooker and fridge/freezer, window to rear.

**WC**

1.50m (4'11") x 1.04m (3'5")  
Window to side, low level WC and door out to garden.

**FIRST FLOOR**

**BEDROOM 1**

4.51m (14'10") x 4.50m (14'9")  
Large bow window to front, additional window to front, windows to both side and rear, tiled fireplace.

**BEDROOM 2**

4.49m (14'9") x 3.60m (11'10")  
Large bow window to front, separate window to front.

**BEDROOM 3**

3.07m (10'1") x 2.11m (6'11")  
Window to rear.

**BATHROOM**

2.13m (7') x 1.85m (6'1")  
Fitted with a panelled bath and hand wash basin. Window to rear.

**WC**

Fitted with a low-level WC. Window to rear.

**OUTSIDE**

The front garden is enclosed by a low-level wall and a block paved driveway provides off road parking and leads to the single garage.

The garden, although a little overgrown has a central pathway with lawn to either side.

**SERVICES**

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

**AGENTS NOTE**

Please note that the sellers have had a full structural survey carried out on the property which has highlighted some movement to the back right hand corner. As a result, the property will be available to cash buyers only.

**TENURE**

Freehold

Fenland District Council Tax band D

Energy rating - E

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.