

£235,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6EA



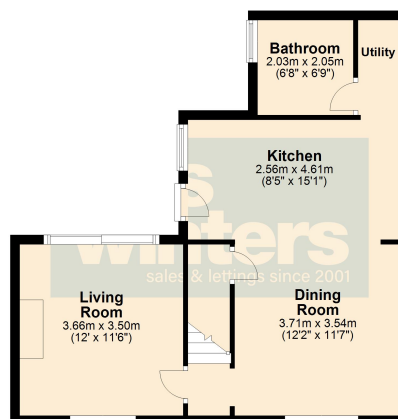
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This DECEPTIVELY SPACIOUS three bedroom end of terrace house has the bonus of off road PARKING and a fully enclosed garden.

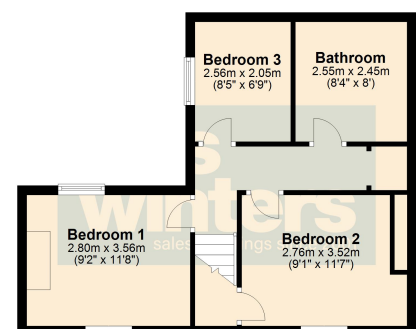
The accommodation comprises separate living and dining rooms, good size kitchen with small utility in support and a ground floor bathroom.

Upstairs there are three bedrooms and a modern shower room.

Ground Floor
Approx. 48.7 sq. metres (524.4 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 88.9 sq. metres (956.9 sq. feet)

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GROUND FLOOR

LIVING ROOM

3.66m (12') x 3.50m (11'6")
Window to front, feature fireplace housing gas fire, patio doors leading out to the rear garden.

DINING ROOM

3.71m (12'2") x 3.54m (11'7")
Window to front, under stairs storage cupboard, open plan to kitchen.

KITCHEN

4.61m (15'1") x 2.56m (8'5")
Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for dishwasher and space for fridge/freezer. Window to side, door out to garden.

UTILITY

2.03m (6'8") x 0.90m (2'11")
Plumbing for washing machine and space for tumble drier.

BATHROOM

2.05m (6'9") x 2.03m (6'8")
Fitted with a panelled bath, low level WC and hand wash basin. Window to side.

FIRST FLOOR

BEDROOM 1

3.56m (11'8") x 2.80m (9'2")
Windows to both front and rear.

BEDROOM 2

3.52m (11'7") x 2.76m (9'1")
Window to front, over stairs cupboard.

BEDROOM 3

2.56m (8'5") x 2.05m (6'9")
Window to side.

SHOWER ROOM

Fitted with a double shower cubicle, wash hand basin set within vanity unit, low level WC and hand wash basin set within vanity unit.

OUTSIDE

A driveway to one side has a driveway providing off road parking with double gates enclosing if off if required. The fully enclosed garden is laid mainly to lawn with patio area.

There is also the additional of a workshop/store which has power and light plus water connected.

SERVICES

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

TENURE

Freehold

Fenland District Council tax band A
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.



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