

£190,000

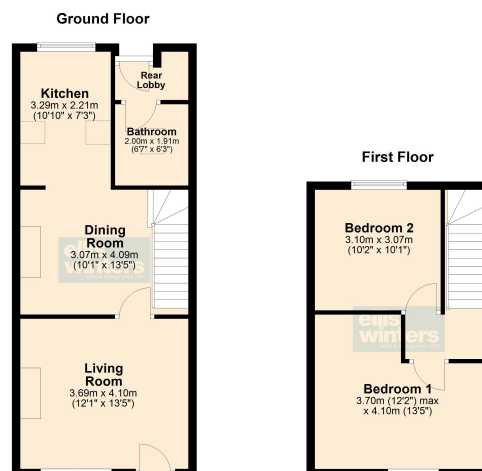
London Road, Chatteris, Cambridgeshire PE16 6LW



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this deceptively spacious GRADE II LISTED cottage is an ideal first time buy and has a fully ENCLOSED GARDEN to the rear plus there is ample on road parking nearby.

The accommodation comprises separate living and dining rooms, modern kitchen, ground floor bathroom and TWO DOUBLE BEDROOMS.



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## GROUND FLOOR

**Living Room**  
4.10m (13'5") x 3.69m (12'1")  
Window to front, working open fireplace with brick surround, laminate flooring.

**Dining Room**  
4.09m (13'5") x 3.07m (10'1")  
Stairs rising to first floor, open plan to kitchen.



**Kitchen**  
3.29m (10'10") x 2.21m (7'3")  
Fitted with a modern range of wall and base units housing double electric oven and four ring gas hob with extractor over, integrated washing machine and dishwasher, space for fridge/freezer, two Velux windows plus additional window to rear.

**Rear Lobby**  
Door out to garden, wall mounted boiler.



**Bathroom**  
2.00m (6'7") x 1.91m (6'3")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Velux window.

## FIRST FLOOR

**Bedroom 1**  
4.10m (13'5") x 3.70m (12'2") max.  
Window to front.



**Bedroom 2**  
3.10m (10'2") x 3.07m (10'1")  
Window to rear, over stairs cupboard.



## OUTSIDE

There is a low maintenance garden to the rear with pathway, borders and gravel patio area.

There is also a storage shed plus rear gate leading to a walkway providing access to the front.

## 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.

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)