

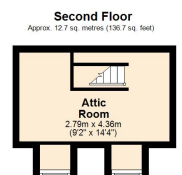
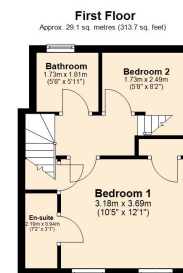
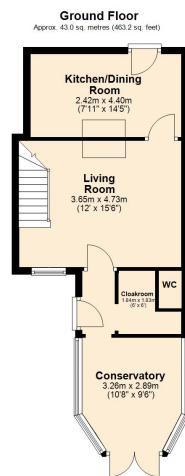
# £125,000

Pound Road, Chatteris, Cambridgeshire PE16 6RL



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

Ellis Winters is pleased to offer to the market this charming two/three-bedroom detached cottage represents a rare opportunity for those eager to embark on a full renovation project. Requiring complete modernization, the property offers an ideal foundation for a bespoke transformation. Inside, a spacious kitchen/diner awaits, along with a cozy living room featuring an open fireplace that lends warmth and character to the space. Upstairs, the cottage boasts two well-proportioned bedrooms and a charming bathroom with a classic roll-top bath—perfect for a relaxing retreat. An attic room offers additional potential, ideal for use as an extra bedroom or a snug hideaway. This hidden gem invites you to bring your vision and creativity, promising the chance to craft a truly unique and welcoming home.



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

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## GROUND FLOOR

### LIVING ROOM

4.73m (15'6") x 3.65m (12')

Window to front, working open fireplace, stairs rising to first floor.

### KITCHEN/DINING ROOM

4.40m (14'5") x 2.42m (7'11")

Fitted with a wooden range of wall, display and base units housing single electric oven with gas hob, butler style sink, plumbing for dishwasher and space for fridge, door out to garden.

### WC

1.12m (3'8") x 0.66m (2'2")

Fitted with a low level WC.

### CLOAKROOM

1.84m (6') x 1.83m (6')

Fitted with a wash hand basin, plumbing for washing machine.

### CONSERVATORY

3.26m (10'8") x 2.89m (9'6")

UPVC construction.



## FIRST FLOOR

### BEDROOM 1

3.69m (12'1") x 3.18m (10'5")

Two windows to front, fitted wardrobe.

### EN-SUITE

2.19m (7'2") x 0.94m (3'1")

Fitted with a single shower cubicle, WC and hand wash basin.



### BEDROOM 2

2.49m (8'2") x 1.73m (5'8")

Window to side.



### BATHROOM

1.81m (5'11") x 1.73m (5'8")

Fitted with a roll top bath, low level WC and hand wash basin. Window to rear.

## SECOND FLOOR

### ATTIC ROOM

4.36m (14'4") max. x 2.79m (9'2")

Sloping ceiling with two windows to front and built in bed frame.

## OUTSIDE

The property is set behind other properties on Pound Road and is almost hidden from the road. A gate provides access and the garden sits to the front with a small pathway to the rear. There is no off road parking.

## SERVICES

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

## TENURE

Freehold

Fenland District Council Tax band A

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.

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

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