

Offers Over

£180,000

York Road, Chatteris, Cambridgeshire PE16 6EB



To arrange a viewing call us now on 01354 694900

Discover the charm of this DELIGHTFUL Victorian COTTAGE, beautifully blending classic character with modern living. This deceptively spacious home features separate living and dining rooms complete with a charming wood burner to warm those chilly evenings. Upstairs there are two generously sized double bedrooms, providing ample space for relaxation and personalization. Step outside to enjoy the good-sized rear garden, an ideal spot for outdoor gatherings, gardening, or simply unwinding in the fresh air.

This ENCHANTING COTTAGE is a must-see for anyone seeking a perfect mix of comfort and style!



Total area: approx. 78.8 sq. metres (848.2 sq. feet)

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GROUND FLOOR

LIVING ROOM

3.74m (12'3") x 3.23m (10'7")

Bay window to front complete with window seat, fireplace with wooden mantle housing wood burning stove.

DINING ROOM

3.74m (12'3") x 3.34m (10'11")

Window to rear, stairs rising to first floor.



KITCHEN

3.02m (9'11") x 2.39m (7'10")

Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for dishwasher, window to side, door out to garden.

UTILITY

2.56m (8'5") x 2.39m (7'10")

Fitted with wall units with worktop over, plumbing for washing machine and space for fridge/freezer. Please note there is plumbing in situ for a WC. Window to rear.



FIRST FLOOR

BEDROOM 1

3.73m (12'3") x 3.19m (10'6")

Window to front.

BEDROOM 2

3.35m (11') x 2.77m (9'1")

Window to rear.



BATHROOM

3.06m (10'1") max. x 2.39m (7'10")

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Boiler cupboard – boiler is approx. 2 years old. Window to side.



OUTSIDE

To the rear the garden is laid mainly to lawn with established borders and veggie area. An outside office is located at the bottom of the garden which is insulated. There is an additional shed for storage.

A rear gate leads to a pedestrian right of way leading to the front of the terrace.

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.

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