

Offers In Region Of  
**£170,000**

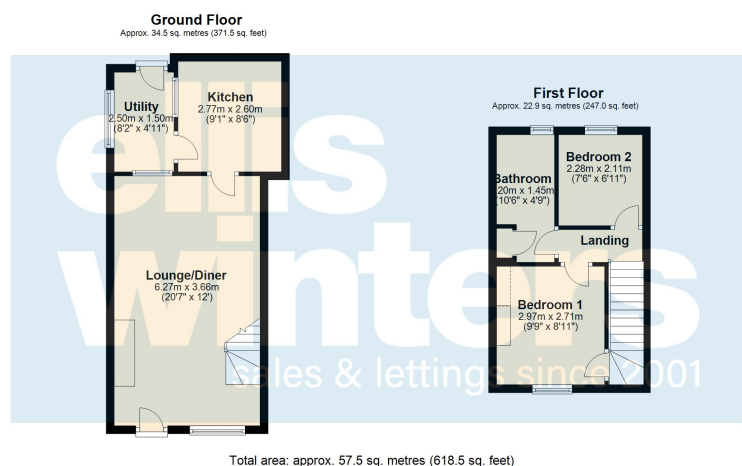
New Road, Chatteris, Cambridgeshire PE16 6BU



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

Welcome to this CHARMING two-bedroom semi-detached COTTAGE, where modern elegance meets cozy living. Meticulously presented throughout, this delightful home features an open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The CONTEMPORARY kitchen is complemented by a convenient utility room, adding functionality to your daily routine.

Upstairs, you'll find two well-appointed bedrooms that offer a peaceful retreat, along with a LUXURIOUS bathroom showcasing a stunning freestanding bath - ideal for unwinding after a long day. This cottage is a perfect blend of comfort and style, ready to welcome you home!



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**Lounge/Diner**  
6.27m (20'7") x 3.66m (12')  
Window to front, stairs rising to first floor, feature fireplace, feature wood panelling, alcove meter cupboard, laminate flooring.

**Kitchen**  
2.77m (9'1") x 2.60m (8'6")  
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob, solid wooden worktops, space for under counter fridge, plumbing for washing machine, tiled floor and door into utility.

**Utility**  
2.50m (8'2") x 1.50m (4'11")  
Window to side, solid wooden worktops, space for under counter freezer, space for tumble drier. Door to courtyard area at rear.

#### FIRST FLOOR

**Landing**

**Bedroom 1**  
2.97m (9'9") x 2.71m (8'11")  
Window to front, feature shelving, fitted wardrobe.

**Bedroom 2**  
2.28m (7'6") x 2.11m (6'11")  
Window to rear.

**Bathroom**  
Fitted with a three piece suite comprising: feature roll top claw foot bath with shower over, low level wc and hand wash basin. Window to rear, boiler cupboard.

#### OUTSIDE

To the rear is a small courtyard garden area over which adjoining owners have a right of access.

There is a further fully enclosed garden set just a short distance away which is laid to lawn with flower borders and paved patio.

#### SERVICES

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

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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