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**£275,000**

High Street, Mepal, Ely, Cambridgeshire CB6 2AW



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

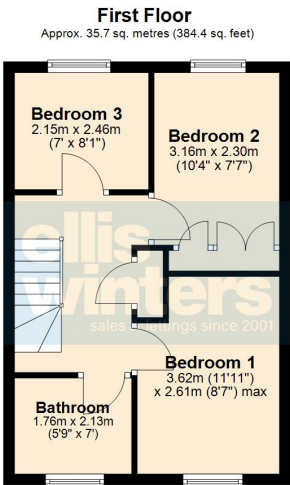
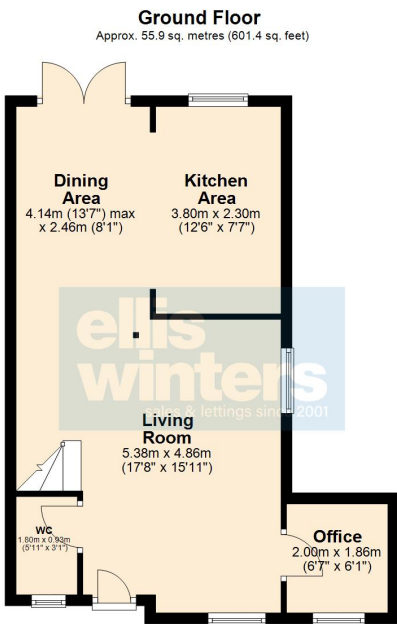
Deceptively Spacious and Move-In Ready Three-Bedroom Home. An ideal first home, this beautifully presented semi-detached property offers more space than photographs suggest and must be viewed to be fully appreciated. Designed with modern living in mind, the bright open-plan kitchen, dining, and living area creates a welcoming space to relax, entertain, and grow into. A separate home office provides valuable flexibility — perfect for working from home, studying, or even a nursery/playroom. A ground-floor cloakroom adds everyday convenience, particularly when hosting guests. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom, offering space to start a family or accommodate guests. There is also a large loft fully accessible with flooring. Outside, the fully enclosed garden provides a private, low-maintenance outdoor space, while two allocated parking spaces remove the stress of on-street parking.

Move-in ready and deceptively spacious throughout, this home offers the perfect blend of comfort, practicality, and potential - an excellent opportunity for first-time buyers looking to step confidently onto the property ladder.



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Total area: approx. 91.6 sq. metres (985.8 sq. feet)

GROUND FLOOR

**Living Room**  
5.38m (17'8") x 4.86m (15'11")  
Windows to both front and side, stairs rising to first floor.

**Dining Area**  
4.14m (13'7") max. x 2.46m (8'1")  
Open plan to kitchen, double doors leading out to rear garden.

**Kitchen Area**  
3.80m (12'6") x 2.30m (7'7")  
Fitted with a contrasting range of wall and base units housing 1 ½ ceramic sink and drainer, single electric oven and four ring induction hob with extractor over, integrated fridge/freezer and washing machine, window to rear.

**Office**  
2.00m (6'7") x 1.86m (6'1")  
Window to front.

**WC**  
1.80m (5'11") x 0.93m (3'1")  
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

**Bedroom 1**  
3.62m (11'11") x 2.61m (8'7") max.  
Window to front.

**Bedroom 2**  
3.16m (10'4") x 2.30m (7'7")  
Window to rear, fitted wardrobes.

**Bedroom 3**  
2.46m (8'1") x 2.15m (7')  
Window to rear.

**Bathroom**  
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to front.

OUTSIDE

The front of the property is enclosed by a low level fence and is laid to gravel. A shared driveway to one side leads to two allocated parking spaces for this property. The rear garden has two paved patio areas, Astroturf and lawn. A rear gate leads to the parking area.

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

**Freehold**  
East Cambridgeshire District Council tax band C  
Energy rating D

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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