

# £174,995

Dock Road, Chatteris, Cambridgeshire PE16 6RE



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

Discover the potential of this two/three-bedroom mid-terrace property! Offered with NO FORWARD CHAIN, this home is ready for its next chapter. The layout features separate living and dining rooms, a practical kitchen, and a convenient ground floor bathroom. Upstairs, two bedrooms await, alongside a flexible dressing room that could easily be transformed into a small third bedroom. Outside, the fully enclosed rear garden provides a private outdoor space. Located close to local amenities, this property offers both convenience and versatility



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## GROUND FLOOR

### LIVING ROOM

3.63m (11'11") x 3.34m (10'11")  
Window to front, wood burning stove,  
entrance door leading in.

### DINING ROOM

3.31m (10'10") x 2.85m (9'4")  
Window to rear, stairs rising to first floor.

### KITCHEN

2.73m (8'11") x 2.21m (7'3")  
Fitted with a matching range of wall and base  
units with space for freestanding cooker and  
fridge/freezer, plumbing for washing  
machine, window to side.

### BATHROOM

Fitted with a panelled bath with mixer tap  
shower, low level WC and hand wash basin.  
Window to side.

## SERVICES

Mains electricity, water and drainage. The  
property has electric storage heaters.

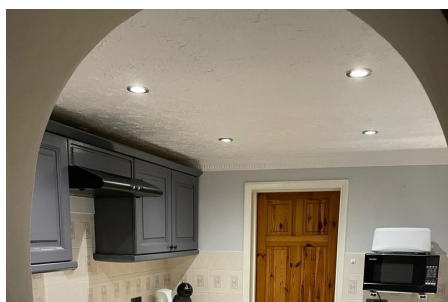
## VIEWING

By arrangement with elliswinters&co

Energy rating - D

Fenland District Council Tax band - A

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.



## FIRST FLOOR

### BEDROOM 1

3.63m (11'11") x 3.34m (10'11")  
Window to front.

### BEDROOM 2

2.67m (8'9") x 2.19m (7'2")  
Window to side.

### DRESSING ROOM / BEDROOM 3

3.31m (10'10") x 1.89m (6'2")  
Window to rear, feature cast iron fireplace.

## OUTSIDE

To the rear the fully enclosed garden has  
patio area, lawn. There is a pedestrian right  
of way across the neighbouring property  
providing access to the front for wheelie bins  
etc.



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)