

# £170,000

Huntingdon Road, Chatteris, Cambridgeshire  
PE16 6EF



To arrange a viewing call us now on 01354 694900

Calling all first-time buyers! Your PERFECT STARTER HOME awaits with this CHARMING two-up, two-down cottage on the sought-after Huntingdon Road and situated within a no through road location. This is an ideal place to begin your homeownership journey — cosy, welcoming, and ready to move into! Don't delay give us a call today to arrange your viewing. Comprising of lounge, dining room, fitted kitchen, two bedrooms and a first floor bathroom. On road parking and rear garden.

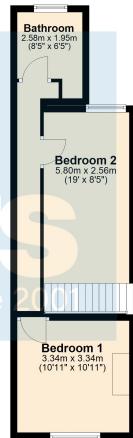
Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (397.3 sq. feet)



Total area: approx. 68.6 sq. metres (738.7 sq. feet)

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## GROUND FLOOR

### Lounge

3.35m (11') x 3.35m (11')  
Double glazed window to front, partly obscured door to front, radiator, coving to the ceiling, electric feature fireplace with mantle surround.

### Dining Area

3.65m (12') x 3.33m (10'11")  
Double glazed window to rear, radiator and coving to the ceiling.

### Kitchen

3.21m (10'6") x 1.95m (6'5")  
Double glazed window to side and door to side, range of wall and base units with worktop over, space for cooker, tiled splash backs, plumbing and space for washing machine, sink with mixer tap, wall mounted gas boiler, open to the walk in pantry/cupboard.



## Walk in Pantry

1.95m (6'5") x 1.17m (3'10")  
Double glazed window to rear, space for fridge freezer.

## FIRST FLOOR

### Bedroom 1

3.34m (10'11") x 3.34m (10'11")  
Double glazed window to front aspect, radiator and coving to the ceiling.

### Bedroom 2

5.80m (19') x 2.56m (8'5")  
Double glazed window to rear, radiator and coving to the ceiling.

### Bathroom

2.58m (8'5") x 1.95m (6'5")  
Pedestal wash hand basin, low-level WC, panelled bath with electric shower over, part tiled walls. Window to rear.

## OUTSIDE

At the front of the property, a short pathway leads to the front door, bordered by a low dwarf brick wall.

To the rear a pathway leads to a gate, then over a pedestrian barrow right access into a gate that leads into a decking area with pergola and a pathway leading to a mainly laid to lawn and two sheds.

## SERVICES

Mains electricity, gas and water are connected.

Gas fired central heating.

## Freehold

Energy rating D

Fenland District Council tax band A

## 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.

ellis winters 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)