

Offers Over

£260,000

York Road, Chatteris, Cambridgeshire PE16 6EB



To arrange a viewing call us now on 01354 694900

Ellis Winters is pleased to offer to the market this semi-detached Victorian home which is CONVENIENTLY SITUATED within walking distance to the local town of Chatteris. The property is comprised of an entrance Hall, living room, dining area, kitchen/breakfast room, utility room, four-piece bathroom suite on the ground floor. While on the first floor you will find 3 double bedrooms, with the potential of being able to add a en-suite to the master bedroom.

The property has recently UNDERGONE MODERNISATION by the existing owners, so move in and put your feet up!!

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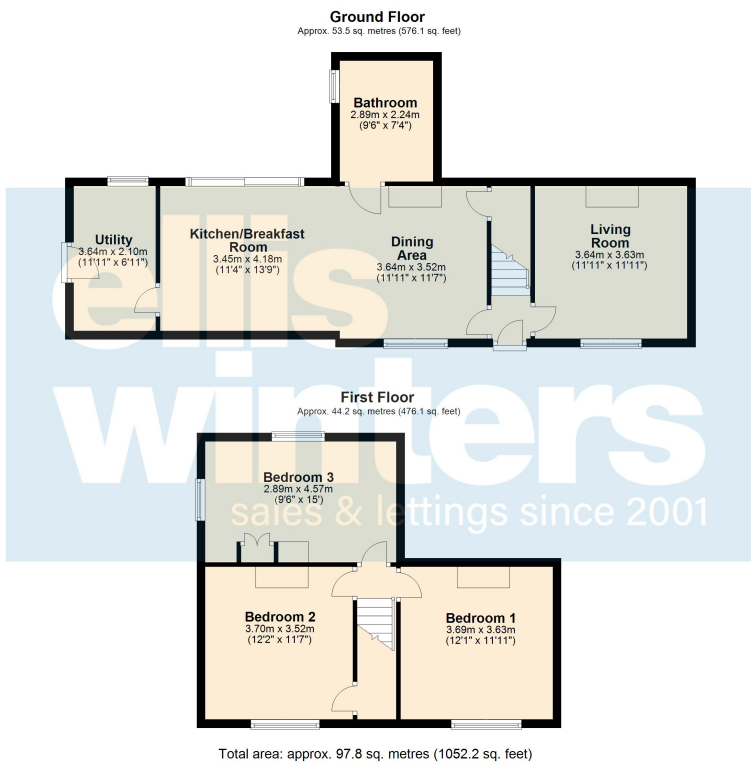
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GROUND FLOOR

Entrance Hall
Door to front aspect, stairs to the first floor,
doors to living room and dining area.

Living Room
3.64m (11'11") x 3.63m (11'11")
Double glazed window to front and side,
radiator and feature mantle piece.

Dining Area
3.64m (11'11") x 3.52m (11'7")
Double glazed window to front, under stairs
storage cupboard, open feature fireplace,
radiator, open to:

Kitchen/Breakfast Room
4.18m (13'9") x 3.45m (11'4")
Double glazed sliding patio doors to garden,
WREN range of base and units (with two
year guarantee remaining), fitted microwave,
electric oven, built in gas hob, island with
built in dishwasher, cupboards and sink unit
with mixer tap, and breakfast bar, radiator,
two Velux windows, door to bathroom and
utility room.

Utility
3.64m (11'11") x 2.10m (6'11")
Door to rear parking area, two double glazed
windows to rear, plumbing for washing
machine, space for fridge freezer, radiator,
built in cupboards with sink and mixer tap.

Bathroom
Four-piece suite comprising of pedestal wash
hand basin, low level W.C, shower cubicle,
free standing bath, obscured double glazed
window to rear, half panelled.

FIRST FLOOR

Bedroom 1
3.69m (12'1") x 3.63m (11'11")
Window to front aspect, feature fireplace,
over stairs storage cupboard.

Bedroom 2
3.70m (12'2") x 3.52m (11'7")
Window to front and radiator.

Bedroom 3
4.57m (15') x 2.89m (9'6")
Window to rear and side and radiator.

OUTSIDE

The garden is mainly laid to lawn with a
single and double gate to the front, parking
for two vehicles, outside tap and enclosed by
fencing.

AGENTS NOTE
Please note that there are solar panels which
are fully owned outright and have not been
activated by the sellers, the previous owner
has signed a letter to confirm that these have
been transferred to the existing owner.

SERVICES
Mains water, electricity and gas are
connected. The property has gas fired
central heating.

Freehold
Energy rating C
Fenland District Council tax band B

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 plus 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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