

# £175,000

Burnsfield Street, Chatteris, Cambridgeshire PE16 6ES



To arrange a viewing call us now on 01354 694900

Ellis Winters is pleased to offer to the market this Victorian terraced home which would be ideal for either a first time buyer who is looking to get onto the property ladder or an investor who is looking to add to their property portfolio.

The property is comprised of two reception rooms with a double glazed bay window to the living room, fitted kitchen, bathroom and three bedrooms on the first floor.

Energy rating C

Ground Floor  
Approx. 43.7 sq. metres (470.9 sq. feet)



First Floor  
Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 sq. feet)

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## GROUND FLOOR

### Living Room

3.74m (12'3") x 3.35m (11')  
UPVC door with obscured window to front aspect, double glazed bay window to front aspect, radiator, feature fireplace with tiled hearth and mantle over and door to:



### Dining Room

3.95m (12'11") x 3.74m (12'3")  
Stairs to the first floor, double glazed to rear aspect, radiator, blocked up fireplace with mantle over and open to:

### Kitchen

3.13m (10'3") x 2.10m (6'11")  
Half double glazed obscured door to porch, double glazed window to side aspect, range of wall and base units with worktop over, tiled splashbacks, built in gas hob and electric oven, doors to:



### Porch

1.46m (4'9") x 1.40m (4'7")  
UPVC door with window to rear garden.

### Utility Area

2.10m (6'11") x 0.86m (2'10")  
Wall mounted gas boiler with shelving and door to:



### Bathroom

2.20m (7'3") x 2.06m (6'9")  
Double glazed obscured window to side, panelled bath, pedestal wash hand basin, low level W.C, shower cubicle and heated towel rail.



## FIRST FLOOR

### Bedroom 1

3.74m (12'3") x 3.38m (11'1") plus 0.02m (0'1") x 0.02m (0'1")  
Double glazed window to front, over stairs storage cupboard, feature fireplace and coving.

### Bedroom 2

3.74m (12'3") x 3.12m (10'3") plus 0.02m (0'1") x 0.02m (0'1")  
Double glazed window to rear aspect, radiator, access to loft hatch, over stairs storage and door to:

### Bedroom 3

2.11m (6'11") x 2.10m (6'11") plus 0.02m (0'1") x 0.02m (0'1")  
Double glazed window to side aspect. There is potential to convert to an en-suite, water supply is hidden in the wooden box just inside the door, to the left.

## OUTSIDE

Courtyard front with a part brick surround.

Rear Garden has outside tap, pedestrian right of way access, patio area, mainly laid to lawn and two sheds.

## Freehold

Fenland District Council tax band A  
Energy rating C

## 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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