

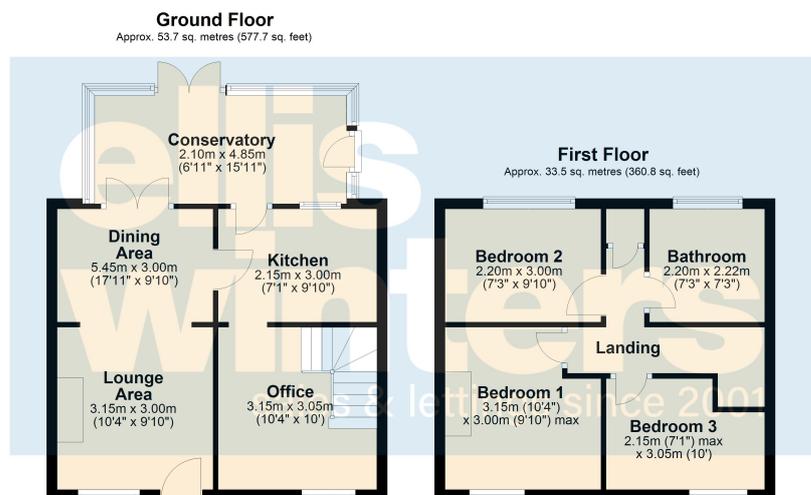
# £200,000

Station Street, Chatteris, Cambridgeshire PE16 6NB



To arrange a viewing call us now on 01354 694900

A deceptively spacious Victorian end terrace COTTAGE offering generous accommodation and a blend of CHARACTER and practicality throughout. The property features an open plan living and dining room, creating a bright and versatile space ideal for modern living. The kitchen leads through to a conservatory, providing an additional reception area with views over the garden. A separate office adds valuable flexibility for home working or study. Externally, the property benefits from off road parking to the rear and a good sized garden, perfect for outdoor entertaining and family use.



Total area: approx. 87.2 sq. metres (938.5 sq. feet)

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## GROUND FLOOR

**Kitchen**  
3.00m (9'10") x 2.15m (7'1")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and space for fridge/freezer.

**Lounge Area**  
3.15m (10'4") x 3.00m (9'10")  
Window to front, feature brick fireplace (the chimney has been sealed).

**Dining Area**  
5.45m (17'11") x 3.00m (9'10")  
Double doors into conservatory.

**Conservatory**  
4.85m (15'11") x 2.10m (6'11")  
Brick and double glazed construction, double doors out to rear and single door at side.

**Office**  
3.15m (10'4") x 3.05m (10')  
Window to front, stairs rising to first floor.

## FIRST FLOOR

**Bedroom 1**  
3.15m (10'4") x 3.00m (9'10") max.  
Window to front.

**Bedroom 2**  
3.00m (9'10") x 2.20m (7'3")  
Window to rear.

**Bedroom 3**  
3.05m (10') x 2.15m (7'1") max.  
Window to front.

**Bathroom**  
2.22m (7'3") x 2.20m (7'3")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear.

## OUTSIDE

A shared driveway to one side leads to the rear of the property where double gates lead into the garden where there is a car port and hard standing for parking. The balance of the garden is laid to lawn with flower and shrub borders.

## SERVICES

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

## Freehold

Energy rating TBC

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 £40 plus VAT per transaction (£48 inc VAT), 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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