

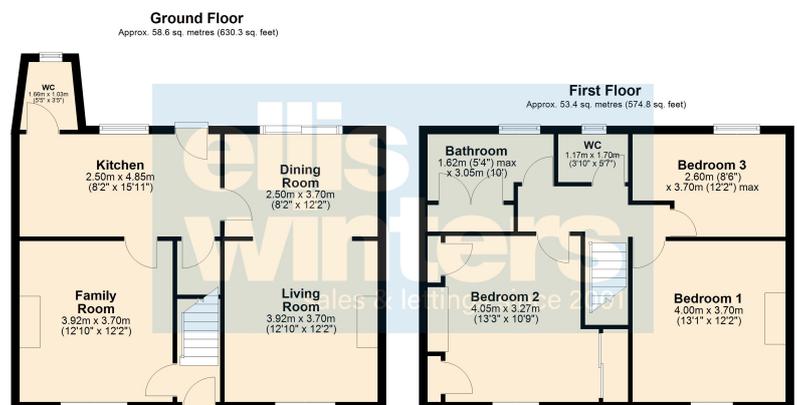
# £230,000

Wenny Road, Chatteris, Cambridgeshire PE16 6UT



To arrange a viewing call us now on 01354 694900

This deceptively spacious GRADE II LISTED end terrace home offers generous accommodation, PERIOD CHARM and a highly CONVENIENT LOCATION close to a wide range of local amenities. The ground floor features a bright living room open to the dining room, creating an easy, flowing layout ideal for everyday living. A separate family room provides valuable extra space, complemented by a well planned kitchen and a useful cloakroom. Upstairs, three double bedrooms and a family bathroom offer comfortable, well proportioned accommodation. Outside, the attractive cottage style rear garden provides a peaceful retreat, complete with gated access to the front. On road parking is available nearby.



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)

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## GROUND FLOOR

### Kitchen

4.85m (15'11") x 2.50m (8'2")  
Fitted with a modern range of wall and base units housing eye level single electric oven with four ring ceramic hob which has extractor over, complete with freestanding dishwasher and fridge/freezer, handy under stairs cupboard, window to rear.



### Family Room

3.92m (12'10") x 3.70m (12'2")  
Window to front, feature fireplace.

### Living Room

3.92m (12'10") x 3.70m (12'2")  
Window to front, feature fireplace with wooden surround (potential to open for wood burner).



### Dining Room

3.70m (12'2") x 2.50m (8'2")  
Open to living room, patio doors out to garden.

### WC

1.66m (5'5") x 1.03m (3'5")  
Fitted with a low level wc and hand wash basin. Window to rear.

## FIRST FLOOR

### Bedroom 1

4.00m (13'1") x 3.70m (12'2")  
Window to front.



### Bedroom 2

4.05m (13'3") x 3.27m (10'9")  
Window to front, fitted wardrobes.

### Bedroom 3

3.70m (12'2") max x 2.60m (8'6")  
Window to rear, complete with cabin bed and wardrobe.



### WC

1.70m (5'7") x 1.17m (3'10")  
Fitted with a low level wc. Feature wall panelling and window to rear.

### Bathroom

3.05m (10') x 1.62m (5'4") max.  
Fitted with a panelled bath and hand wash basin. Utility cupboard which has plumbing for washing machine and space for tumble drier. This also houses the boiler. White goods will remain. Window to rear.

## OUTSIDE

The rear cottage style garden is paved for ease of maintenance and has storage outbuilding. A gate to one side provides access to the front of the property.

## SERVICES

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

## AGENTS NOTE

Please note this property is a Grade II list building.

## Freehold

Energy rating TBC

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 £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.

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)

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