

£375,000

Station Street, Chatteris, Cambs, PE16 6NB



To arrange a viewing call us now on 01354 694900

Ellis Winters and Co are pleased to offer to the market this FOUR-BEDROOM DETACHED family home which is ideal for those that are looking to upsize in the popular town of Chatteris. The property is comprised of an entrance hall, ground floor SHOWER ROOM, utility room, kitchen/breakfast room, good size lounge, study area and access to the DOUBLE GARAGE. While on the first floor you will find THREE DOUBLE BEDROOMS and ONE SINGLE BEDROOM and a family bathroom. To the front aspect there is PARKING for several vehicles and a double garage and to the rear aspect there a good size ENCLOSED GARDEN. Don't delay give us a call on 01354 694900 to arrange your viewing.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

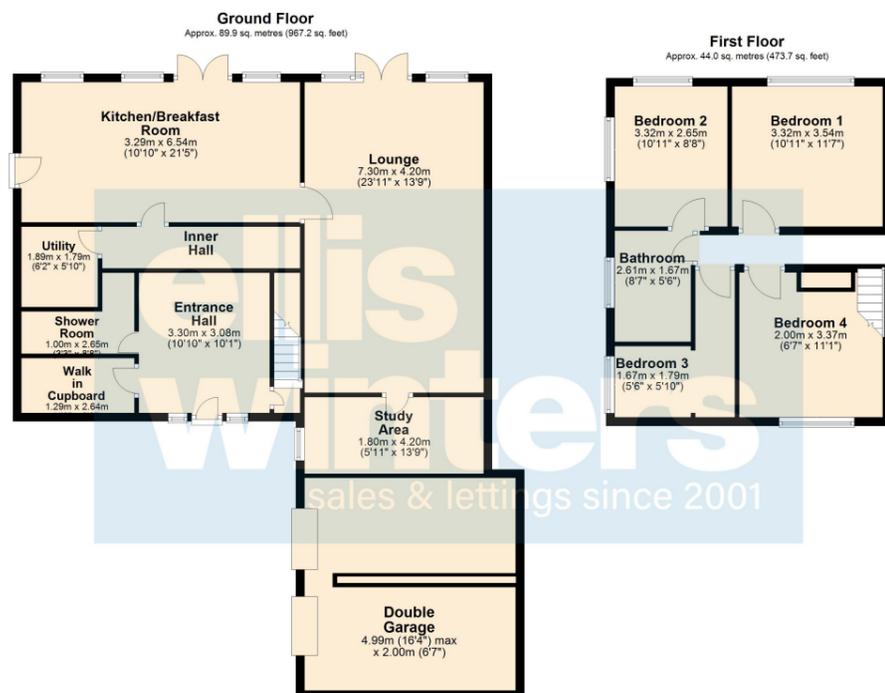
ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£375,000

Station Street, Chatteris, Cambs, PE16 6NB



Total area: approx. 133.9 sq. metres (1440.9 sq. feet)

Ground Floor

Entrance Hall

3.30m (10'10") x 3.08m (10'1")
Door to front aspect, obscured windows to front, wooden flooring, radiator, built in cupboards, door to stairs and doors to:-

Walk in Cupboard

2.64m (8'8") x 1.29m (4'3")
housing the wall mounted gas boiler and ideal for Jackets and shoes.

Shower Room

2.65m (8'8") x 1.00m (3'3")
Fully tiled, low-level W.C, vanity wash hand basin, shower cubicle, heated towel rail and tiled floor.

Inner Hall

4.65m (15'3") x 0.98m (3'3")
Radiator and doors to:

Utility

1.89m (6'2") x 1.79m (5'10")
Double glazed window to side, single bowel, plumbing for washing machine, radiator and fully tiled.

Lounge

7.30m (23'11") x 4.20m (13'9")
Double glazed and French doors to rear garden, 2 x radiators and door to study area.

Kitchen/Breakfast Room

6.54m (21'5") x 3.29m (10'10")
Double glazed windows and French doors to rear garden, partly double-glazed door to side, range of wall and base units with worktop over, plumbing for dishwasher, range cooker to stay, wine rack and spotlights

Study Area

4.20m (13'9") x 1.80m (5'11")
Double glazed window to side, radiator, storage cupboard, door to lounge and door to double garage.

First Floor

Landing:

Double glazed window to side, access to the loft, built in cupboard and doors to:

Bedroom 1

3.54m (11'7") x 3.32m (10'11") plus 0.25m (0'10") x 0.25m (0'10")
Double glazed window to rear, radiator and coving to ceiling.

Bedroom 2

3.32m (10'11") x 2.65m (8'8") plus 0.25m (0'10") x 0.25m (0'10")
Double glazed window to rear and side aspects and radiator

Bedroom 3

1.79m (5'10") x 1.67m (5'6") plus 0.25m (0'10") x 0.25m (0'10")
Double glazed window side and radiator (Currently used as a dressing room, please note that the wardrobes will not be remaining)

Bedroom 4

3.37m (11'1") x 2.00m (6'7") plus 0.25m (0'10") x 0.25m (0'10")
Double glazed window to front, radiator, coving, spotlights and built in wardrobe

Bathroom

2.61m (8'7") x 1.67m (5'6") plus 0.25m (0'10") x 0.25m (0'10")
Double glazed obscured window to side aspect, low level W.C, vanity wash hand basin, panelled bath with shower over, heated towel rail and fully tiled.

Double Garage: Two electric up and over doors, light and power laid on, internal door

Outside

Front:

Blocked paved driveway for several vehicles leading to a double garage, access to the rear garden, paved pathway

Rear Garden:

Raised decking area, enclosed, mainly laid to lawn with a range of fruit trees, and rose trees with a range of flower and shrub borders, vegetable patch.

Tenure Freehold
Council Tax Band D
EPC 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 £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
sales & lettings since 2001