

Offers In Region Of  
**£230,000**

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



To arrange a viewing call us now on 01354 694900

Full of CHARM and CHARACTER with original fireplaces and exposed floorboards, this three bedroom semi detached period cottage is deceptively spacious and really must be viewed to fully appreciate all on offer. The accommodation comprises separate living and dining rooms plus a family room, modern kitchen and utility/WC to the ground floor. Upstairs there are three double bedrooms plus a modern family bathroom. Outside is a fully enclosed cottage style garden and at the rear is a GARAGE providing off road parking. If you are looking for something QUIRKY with a lovely feel and oodles of charm, then we believe we have found your DREAM HOME!



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#### GROUND FLOOR

##### FAMILY ROOM

3.95m (13') x 3.61m (11'10")

Entrance door leading in, original tiled open fireplace, window to front.

##### INNER HALL

Stairs rising to first floor, under stairs storage cupboard.

##### DINING ROOM

5.79m (19') x 4.55m (14'11")

Exposed floorboards, open fireplace, window to rear.

##### WC

Fitted with a low level WC and hand wash basin, having plumbing for washing machine. Window to rear.

##### KITCHEN

2.85m (9'4") x 2.24m (7'4")

Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, space for fridge/freezer and door out to garden.

##### LIVING ROOM

4.76m (15'7") x 4.36m (14'4")

Exposed brick working open fireplace, dual aspect windows to front and side, exposed floorboards.

#### FIRST FLOOR

##### LANDING

Storage cupboard, access into loft space which has drop down ladder, part boarding and light.

##### BEDROOM 1

4.60m (15'1") x 3.99m (13'1")

Dual aspect windows to front and side, ornate cast iron fireplace.

##### BEDROOM 2

3.95m (13') x 3.49m (11'5")

Window to front, ornate cast iron fireplace, over stairs storage cupboard.

##### BEDROOM 3

3.20m (10'6") x 2.62m (8'7")

Window to rear.

##### BATHROOM

3.60m (11'10") x 2.05m (6'9")

Fitted with a 'P' shaped bath with electric shower over, low level WC and hand wash basin. The gas boiler is situated on the far wall, there is a heated towel rail and window to side.

##### OUTSIDE

Our seller has created a beautiful cottage style garden with patio area, gravel and shrub borders, decked patio, Astroturf area with flower beds plus a fabulous water feature. External power points at both ends of the garden.

The garage is set at the rear of the property and is of timber construction with up and over door, power and light, and has courtesy door into the garden.

##### AGENTS NOTE

During the sellers ownership, the following works have been undertaken:-  
New gas boiler with Hive thermostat, gutters and soffit boards, chimney repointed, roof tiles replaced, bathroom, kitchen and ground floor WC windows replaced, garage erected, bathroom and kitchen re-fitted, boarding to loft with ladder and power.

##### SERVICES

Mains gas, electricity, water and drainage.

##### DIRECTIONS

Proceed round into Park Street and turn right into Huntingdon Road. The property is on the left hand side on the corner of York Road.

##### TENURE

Freehold

##### VIEWINGS

By arrangement with elliswinters&co

Fenland District Council Tax band - B  
Energy rating - E



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