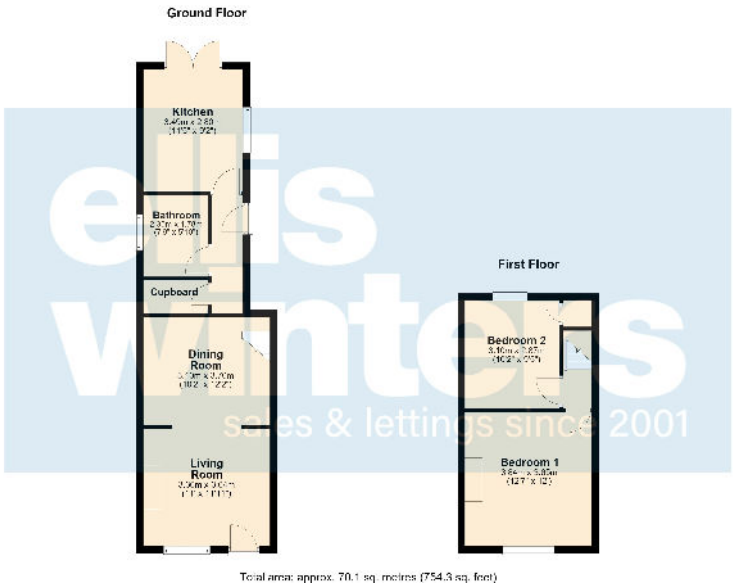
£170,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED



To arrange a viewing call us now on 01354 694900

BEAUTIFULLY PRESENTED both inside and out, this EXTENDED two-bedroom end-of-terrace home offers stylish, well-maintained accommodation that is ready to move straight into and enjoy. The ground floor features separate living and dining rooms, providing versatile spaces for both relaxing and entertaining, together with a RE-FITTED KITCHEN and convenient ground-floor bathroom. Upstairs, there are two well-proportioned double bedrooms. Outside, the stunning rear garden has been thoughtfully landscaped to create an attractive and inviting space, ideal for relaxing and outdoor entertaining. The property also benefits from pedestrian access leading to the front.



Total area: approx. 70.1 sq. metres (754.3 sq. feet)

ellis winters
sales & lettings since 2001

£170,000

Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED











GROUND FLOOR

Living Room
3.64m (11'11") x 3.36m (11')
Window to front, alcove storage cupboards with shelving above, original fireplace with tiled inserts which has potential to open (subject to the relevant regulations).

Dining Room
3.70m (12'2") x 3.10m (10'2")
Open plan to the living room with stairs rising to the first floor.

Inner Hall
Door out to garden, storage cupboard.

Bathroom
2.35m (7'9") x 1.78m (5'10")
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to side.

Kitchen
3.49m (11'5") x 2.80m (9'2")
Re-fitted with a modern range of wall and base units housing single electric oven and four ring induction hob with extractor over, integrated fridge/freezer, plumbing for washing machine, window to side and double doors out to garden.

FIRST FLOOR

Bedroom 1
3.84m (12'7") x 3.65m (12')
Window to front.

Bedroom 2
3.10m (10'2") x 2.87m (9'5")
Window to rear, storage cupboard.

OUTSIDE

The rear garden has been beautifully landscaped and has decked patio, feature paving, gravel borders with an abundance of shrubs, small area of lawn plus garden shed. There is a pedestrian right of way of neighbouring properties for access to the front.

Parking is on road.

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

Freehold
Energy rating D
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 £66.67 plus VAT per transaction (£80 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 also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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