

£375,000

Church Lane, Chatteris, Cambridgeshire PE16 6JA



**To arrange a viewing call us now on 01354 694900**

Offered for sale with no forward chain, this extensive three bedroom detached family home has huge potential and is set within a sought-after location.

The accommodation comprises huge hallway, living room, dining room and office, plus a good size kitchen/breakfast room with utility and WC. Upstairs, there are three double bedrooms, plus a large family bathroom.

To the front the garden provides ample off-road parking plus there is a single garage.

Could this be your dream home.....?

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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**GROUND FLOOR**

**HALL**

Entrance door leading in, stairs rising to first floor.

**LIVING ROOM**

7.34m (24'1") x 4.83m (15'10")  
Bay window to front and window to side, feature fireplace, wood panelling to walls.

**DINING ROOM**

3.63m (11'11") x 3.63m (11'11")  
Patio doors out to rear garden.

**KITCHEN/BREAKFAST ROOM**

4.45m (14'7") max. x 3.95m (13')  
Fitted with a matching range of wall and base units housing double electric oven and four ring electric hob with extractor over. Window to rear.

**REAR LOBBY**

Door out to garden.

**UTILITY**

3.00m (9'10") x 2.51m (8'3") max.  
Fitted with a single sink and drainer, floor mounted oil boiler, plumbing for washing machine, window to side.

**WC**

Fitted with a low-level WC. Window to rear.

**OFFICE**

3.00m (9'10") x 2.60m (8'6")  
Window to side, door out to garden.

**FIRST FLOOR**

**LANDING**

Airing cupboard, window to side.

**BEDROOM 1**

5.26m (17'3") x 4.24m (13'11")  
Window to front, fitted wardrobes.

**BEDROOM 2**

4.54m (14'11") x 4.24m (13'11")  
Window to rear, fitted wardrobes.

**BEDROOM 3**

3.45m (11'4") max. x 3.34m (10'11")  
Window to front.

**BATHROOM**

Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin. Window to rear.

**OUTSIDE**

The front garden is enclosed by a low level wall and hard standing provides ample off road parking.

**SINGLE GARAGE**

4.64m (15'3") x 3.00m (9'10")  
Electric remote door, power and light.

**SERVICES**

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

**TENURE**

Freehold

Fenland District Council Tax band - E

Energy rating - E

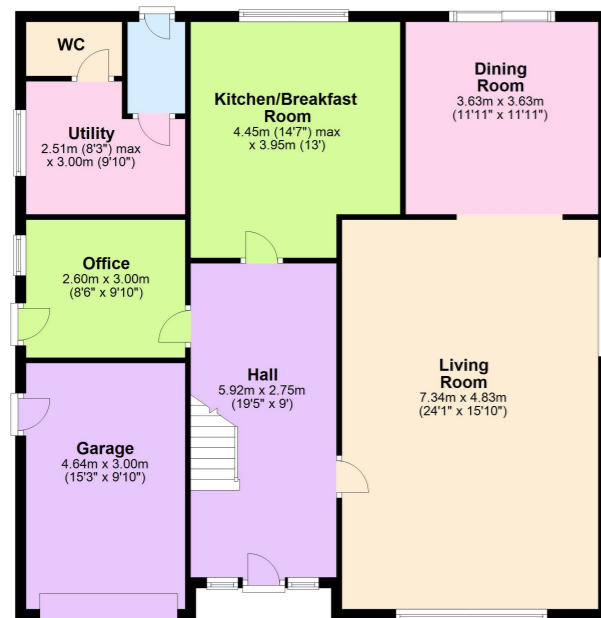
**VIEWING**

By arrangement with elliswinters&co

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

**Ground Floor**

Approx. 117.6 sq. metres (1266.0 sq. feet)



**First Floor**

Approx. 85.6 sq. metres (921.4 sq. feet)

