

£270,000

Slade Way, Chatteris, Cambridgeshire PE16 6PA



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

This BRAND NEW home is located CLOSE TO TOWN and is excellent condition throughout. Features include a good size hallway with cloakroom, DUAL ASPECT LOUNGE plus kitchen with oven and hob.

To the first floor there are THREE GOOD SIZE BEDROOMS and wet room shower room.

Outside there is PARKING AT THE REAR and low maintenance garden.

Energy rating - B

Ellis Winters & Co 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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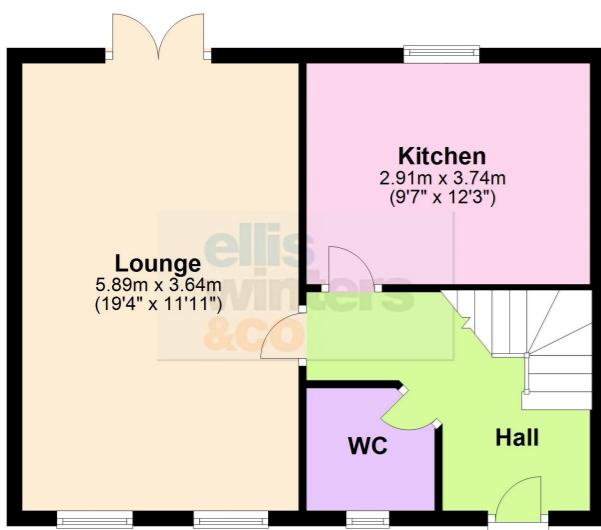
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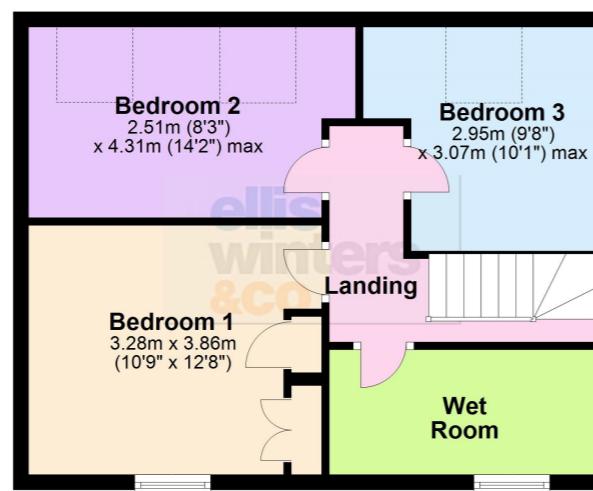
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#### Ground Floor



#### First Floor



#### GROUND FLOOR

##### HALL

Radiator, stairs to first floor and landing, tiled flooring.

##### WC

Fitted with WC and vanity wash hand basin, window to front, heated towel rail.

##### LOUNGE

5.89m (19'4") x 3.64m (11'11")  
Two windows to front, two radiators, double doors to rear garden.

##### KITCHEN

3.74m (12'3") x 2.91m (9'7")  
Fitted with wall and base units with integral oven and hob, space for washing machine and dish washer, one and half bowl sink unit with mixer tap, gas fired boiler, window to rear, radiator, tiled flooring.

#### FIRST FLOOR AND LANDING

##### BEDROOM 1

3.86m (12'8") x 3.28m (10'9")  
Window to front, fitted wardrobes, radiator.

##### BEDROOM 2

4.31m (14'2") max. x 2.51m (8'3")  
Two skylights, radiator.

##### BEDROOM 3

3.07m (10'1") max. x 2.95m (9'8")  
Skylight, radiator.

##### WET ROOM

Fitted with vanity wash hand basin, WC and shower, window to front, heated towel rail.

##### OUTSIDE

The rear garden in laid mainly to patio with outside water tap and electric. A gated access opens to the parking area.

##### Freehold

Fenland District Council tax band C

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.