

£268,500

Curlew Avenue, Chatteris, Cambridgeshire PE16 6PL



To arrange a viewing call us now on 01354 694900

Offered for sale with no forward chain, this extended three bedroom semi-detached house is the ideal family home and offers an incredible amount of space and versatility.

The accommodation comprises lovely open plan living and dining rooms, separate family room plus a spacious kitchen with utility area. Upstairs, the master bedroom has an en-suite shower room and the family bathroom has the luxury of a jacuzzi bath.

There is an outside office and storage shed, plus a single garage and ample off-road parking.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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GROUND FLOOR

HALL

Entrance door leading in.

WC

Fitted with a low level WC and hand wash basin, window to front.

KITCHEN/DINING ROOM

5.30m (17'5") x 3.15m (10'4")
Fitted with a matching range of wall, base and display cabinets housing double electric oven and four ring induction hob with extractor over, 1 ½ sink and drainer, space for American style fridge/freezer, ceramic tiled flooring, window to rear, double doors out to garden.

UTILITY AREA

2.94m (9'8") x 2.20m (7'3")
Fitted with wall and base units with plumbing for washing machine and dishwasher, space for tumble dryer, ceramic tiled flooring, open plan to kitchen.

LIVING ROOM

4.24m (13'11") x 3.25m (10'8")
Stairs rising to first floor.

FAMILY ROOM

3.50m (11'6") x 2.95m (9'8")
Window to front, laminate floor.

BATHROOM

Having jacuzzi bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling, heated towel rail, window to side.

SERVICES

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

TENURE

Freehold

VIEWING

By arrangement with elliswinters&co

Energy rating - C

Fenland District Council Tax band - B

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.

FIRST FLOOR

BEDROOM 1

3.92m (12'10") max. x 3.29m (10'9")
Window to rear, fitted wardrobes.

EN-SUITE SHOWER ROOM

Fitted with a corner shower cubicle, low level WC and wash hand basin. There is also a heated towel rail, tiled flooring and window to rear.

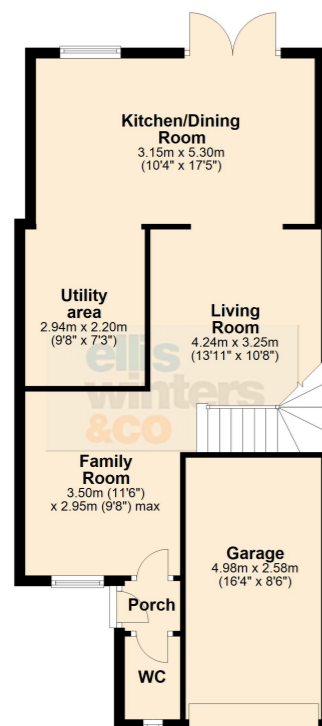
BEDROOM 2

3.44m (11'3") x 2.67m (8'9") max.
Window to front, fitted wardrobe.

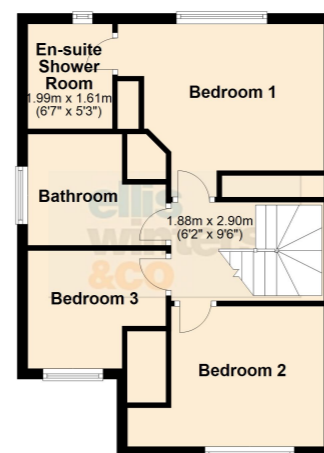
BEDROOM 3

2.63m (8'7") max. x 2.24m (7'4")
Window to front.

Ground Floor



First Floor



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