

Fixed Price

£185,000

Station Street, Chatteris, Cambridgeshire PE16 6EL



To arrange a viewing call us now on 01354 694900

This deceptively spacious three bedroom mid terrace house benefits from separate living and dining rooms, modern kitchen and ground floor bathroom.

Upstairs all three bedrooms are of a good size and the fully enclosed garden to the rear offers space for both relaxation and play.

An ideal first time buy, this property is close to many amenities and viewing is highly recommended.



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#### GROUND FLOOR

##### LIVING ROOM

3.64m (11'11") x 3.49m (11'5")

Window to front, feature fireplace, laminate flooring.

##### DINING ROOM

4.13m (13'7") x 3.60m (11'10")

Window to rear, stairs rising to first floor, feature fireplace opening.

##### KITCHEN

3.69m (12'1") x 2.30m (7'7")

Fitted with a matching range of wall and base units complete with freestanding electric cooker, space for dishwasher, single sink and drainer, window to side and door out to garden.

##### UTILITY AREA

1.75m (5'9") x 1.38m (4'6")

Wall mounted gas boiler, plumbing for washing machine and space for fridge/freezer.

##### BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to side.

#### FIRST FLOOR

##### BEDROOM 1

3.64m (11'11") x 3.51m (11'6")

Window to front, exposed floorboards.

##### BEDROOM 2

3.64m (11'11") x 3.25m (10'8")

Window to rear, exposed floorboards, over stairs cupboard.

##### BEDROOM 3

3.77m (12'4") x 2.27m (7'5")

Window to rear, exposed floorboards.

#### OUTSIDE

The garden to the rear is fully enclosed but has the benefit of a right of way over the neighbouring property for access to the front. There is a patio area, lawn and flower/shrub borders.

#### SERVICES

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

#### TENURE

Freehold

Fenland District Council Tax band - A

Energy rating - D

#### 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.



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