

Offers Invited

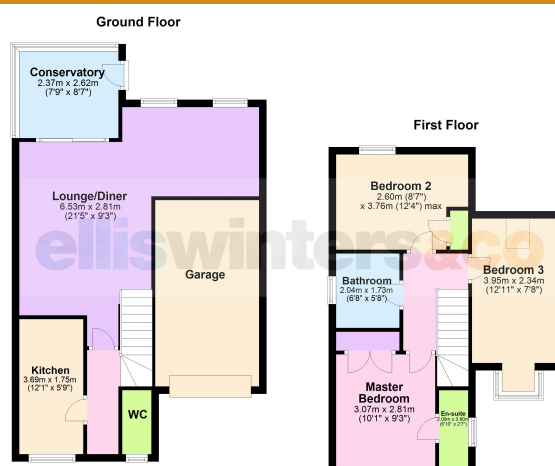
£225,000

Marritt Close, Chatteris, Cambridgeshire PE16 6PJ



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this three bedroom DETACHED family home is in need of some updating but does benefit from a single GARAGE and off road parking. The accommodation comprises kitchen, cloakroom, spacious lounge/diner and CONSERVATORY on the ground floor. Upstairs there are three good size bedrooms, EN-SUITE to master plus the family bathroom.



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#### GROUND FLOOR

**HALL**  
Stairs rising to first floor.

**WC**  
1.75m (5'9") x 0.80m (2'7")  
Fitted with a low level WC and hand wash basin. Window to front.

**KITCHEN**  
3.69m (12'1") x 1.75m (5'9")  
Fitted with a matching range of wall and base units with freestanding electric cooker, integrated dishwasher, plumbing for washing machine and window to front.

**LOUNGE/DINER**  
6.53m (21'5") x 2.81m (9'3")  
'L' shaped room with feature electric fireplace, patio doors into conservatory and two windows to rear.



**CONSERVATORY**  
Brick base with timber framed windows, door out to garden.

#### FIRST FLOOR

**MASTER BEDROOM**  
3.07m (10'1") x 2.81m (9'3")  
Window to front, fitted wardrobes.

**EN-SUITE**  
2.09m (6'10") x 0.80m (2'7")  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 2**  
3.76m (12'4") max. x 2.60m (8'7")  
Window to rear, boiler cupboard.

**BEDROOM 3**  
3.95m (12'11") x 2.34m (7'8")  
Box bay window to front, eaves storage, velux window to rear.



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

#### OUTSIDE

A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. The garden to the rear is laid mainly to lawn with flower borders and patio area.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. We are informed that the boiler was installed in September 2022.

#### TENURE

Freehold

Fenland District Council Tax band - C  
Energy rating - D

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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