

Offers in Excess of
£250,000

Railway Lane, Chatteris, Cambridgeshire PE16 6NE



To arrange a viewing call us now on 01354 694900

This deceptively spacious three bedroom semi detached house is centrally located within Chatteris and is set close to many amenities.

An ideal family home, the property has two reception rooms, good size kitchen/diner, the convenience of a ground floor WC, plus three good size bedrooms upstairs and family bathroom.

Outside is a good size low maintenance garden plus a single garage and driveway.

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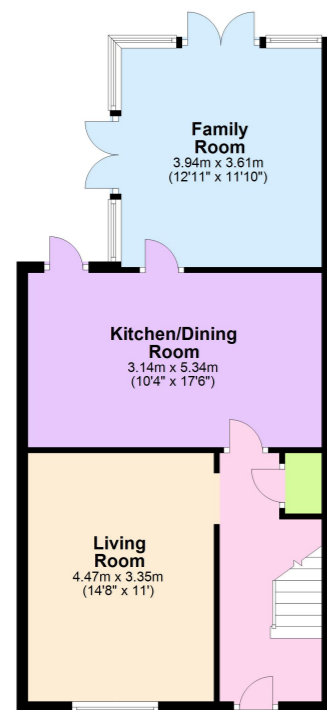
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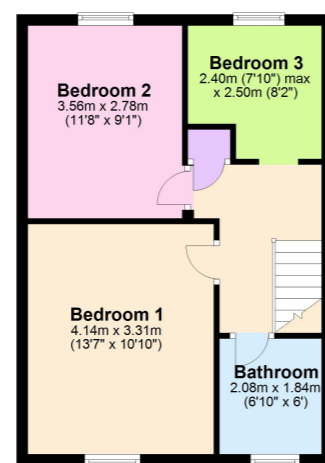
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Ground Floor



First Floor



GROUND FLOOR

HALL

Stairs rising to first floor, laminate flooring.

WC

Fitted with a low level WC and hand wash basin.

LIVING ROOM

4.47m (14'8") x 3.35m (11')

Window to front, feature mantle shelf and mirror. Window shutters.

KITCHEN/DINING ROOM

5.34m (17'6") x 3.14m (10'4")

Fitted with a matching range of wall and base units housing eye level single electric oven, four ring gas hob, plumbing for washing machine and space for fridge/freezer. The dining area has door leading out to the rear garden.

FAMILY ROOM

3.94m (12'11") x 3.61m (11'10")

Double doors to both side and rear with windows to each side. Tiled floor, wall mounted gas boiler (installed in 2021), shelving.

FIRST FLOOR

BEDROOM 1

4.14m (13'7") x 3.31m (10'10")

Window to front and side.

BEDROOM 2

3.56m (11'8") x 2.78m (9'1")

Window to rear.

BEDROOM 3

2.50m (8'2") x 2.40m (7'10") max.

Window to rear.

BATHROOM

Fitted with a panelled bath which has mixer tap shower plus mains shower over, low level WC and hand wash basin. Window to front

SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

TENURE

Freehold

Fenland District Council Tax band - C

Energy rating - C

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.