

£250,000

Gull Way, Chatteris, Cambridgeshire PE16 6DT



To arrange a viewing call us now on 01354 694900

This FABULOUS three bedroom SEMI DETACHED property would make an ideal family home and is WELL PRESENTED and maintained throughout.

The accommodation comprises kitchen, separate living and dining areas, ground floor cloakroom, main bedroom with en-suite, two further bedrooms and the family bathroom.

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)

**elliswinters&co**



**elliswinters&co**

£250,000

Gull Way, Chatteris, Cambridgeshire PE16 6DT



#### GROUND FLOOR

##### HALL

Entrance door leading in.

##### WC

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

##### DINING ROOM

3.48m (11'5") x 2.96m (9'9")  
Window to front.

##### KITCHEN

2.96m (9'9") x 2.18m (7'2")  
Window to rear, door to:

##### LIVING ROOM

4.26m (14') x 3.25m (10'8") max.  
Stairs rising to first floor, patio doors out to garden.

#### FIRST FLOOR

##### BEDROOM 1

3.94m (12'11") max. x 3.30m (10'10")  
Window to rear.

##### EN-SUITE

Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to rear.

##### BEDROOM 2

2.88m (9'5") x 2.64m (8'8")  
Window to front, fitted wardrobes.

##### BEDROOM 3

2.66m (8'9") max. x 2.32m (7'7")  
Window to front.

##### BATHROOM

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin set within vanity unit. Window to side.

#### OUTSIDE

The front garden is open plan and laid to hardstanding to provide off road parking. The single garage has standard up and over door, power and light.

To the rear, the garden is laid to lawn and has extensive patio, shrub borders and storage shed.

#### SERVICES

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

#### TENURE

Freehold

Fenland District Council Tax band - B  
Energy rating - C

#### AGENTS NOTE

Under Section 21 of the Estate Agency Act 1979 we must disclose that the vendor of this property is a relative of a member of staff at Ellis Winters.

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

