

Offers in Region of
£240,000

Westbourne Road, Chatteris, Cambridgeshire PE16 6HL



To arrange a viewing call us now on 01354 694900

This SPACIOUS three bedroom semi detached property offers good family sized accommodation with ample OFF ROAD PARKING and a good size garden to the rear.

The accommodation comprises separate living and dining rooms, modern kitchen and CONSERVATORY with wood burning stove.

Upstairs there are three good size bedrooms and modern re-fitted shower room.

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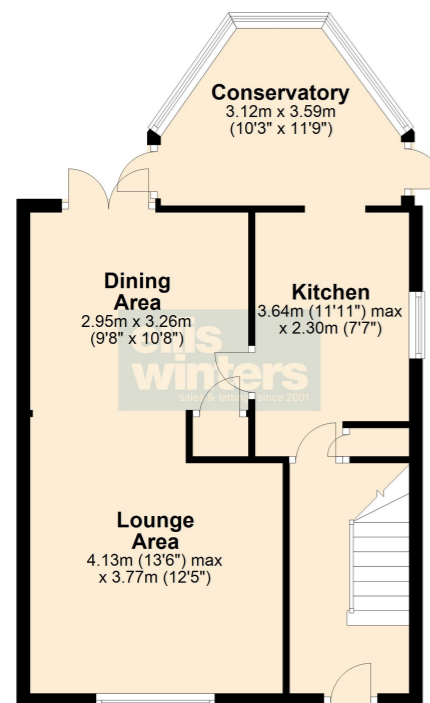
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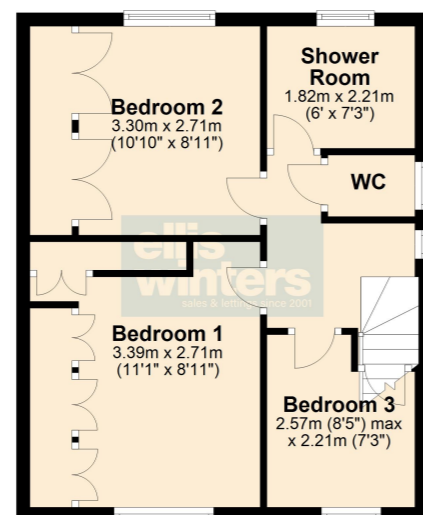
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Ground Floor



First Floor



GROUND FLOOR

HALL

Stairs rising to first floor.

LOUNGE AREA

4.13m (13'6") max. x 3.77m (12'5")
Window to front, open plan to dining area.

DINING AREA

3.26m (10'8") x 2.95m (9'8")
Double doors out to small courtyard area,
airing cupboard.

KITCHEN

3.64m (11'11") max. x 2.30m (7'7")
Fitted with a modern range of wall and base
units, range style cooker which is available
subject to negotiation, plumbing for washing
machine and dishwasher, space for fridge,
pantry cupboard. Window to side, open to:

CONSERVATORY

3.59m (11'9") x 3.12m (10'3")
Brick and upvc construction, radiator, wood
burning stove.

FIRST FLOOR

BEDROOM 1

3.39m (11'1") x 2.71m (8'11")
Window to front, fitted wardrobes.

BEDROOM 2

3.30m (10'10") x 2.71m (8'11")
Window to rear, fitted wardrobes.

BEDROOM 3

2.57m (8'5") max. x 2.21m (7'3")
Window to front, over stairs cupboard.

SHOWER ROOM

Re-fitted with a double shower cubicle and
wash hand basin. Fully tiled with window to
rear.

WC

Fitted with a low level WC, window to side.

OUTSIDE

The front garden is open plan and provides
ample off road parking. A side gate provides
access to the rear where the garden has a
variety of outbuildings to include a workshop,
garden store, office and garden WC.

The garden area is laid mainly to lawn with
lovely patio area and timber storage shed.

AGENTS NOTE

Please note that the area of lawn to the rear
fence is rented to our sellers for £60 pa. This
arrangement can be continued on to the new
buyer.

SERVICES

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

TENURE

Freehold

Energy rating - D

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.