

Offers Over

**£215,000**

Kingfisher Close, Chatteris, Cambridgeshire PE16 6TP



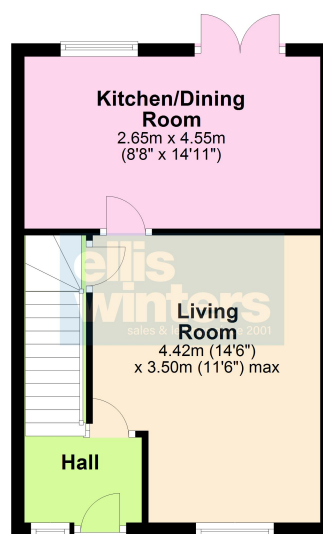
**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this three bedroom end terrace house is WELL PRESENTED and maintained throughout and has the bonus of a single GARAGE and ample off road parking.

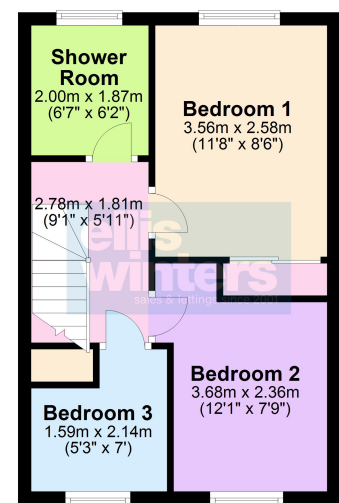
The accommodation comprises living room, kitchen/diner, three bedrooms and family shower room.

Energy rating - D

**Ground Floor**



**First Floor**



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#### GROUND FLOOR

##### LIVING ROOM

4.42m (14'6") x 3.50m (11'6") max.  
Window to front, laminate flooring.

##### KITCHEN/DINING ROOM

4.55m (14'11") x 2.65m (8'8")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher and washing machine, space for under counter fridge, tiled floor and window to rear.

#### 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.



#### FIRST FLOOR

##### BEDROOM 1

3.56m (11'8") x 2.58m (8'6")  
Window to rear, fitted wardrobes.

##### BEDROOM 2

3.68m (12'1") x 2.36m (7'9")  
Window to front, open plan wardrobe area.

##### BEDROOM 3

2.14m (7') x 1.59m (5'3")  
Window to front, built in bed frame.



#### SHOWER ROOM

2.00m (6'7") x 1.87m (6'2")  
Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to rear.



#### OUTSIDE

The front of the property is enclosed by a variety of plants and shrubs with the balance laid to lawn. This area has potential for additional parking, if required.

A driveway to one side provides ample off road parking and leads to the single garage which has standard up and over door.

To the rear the low maintenance garden has decking and paving.



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)