

£240,000

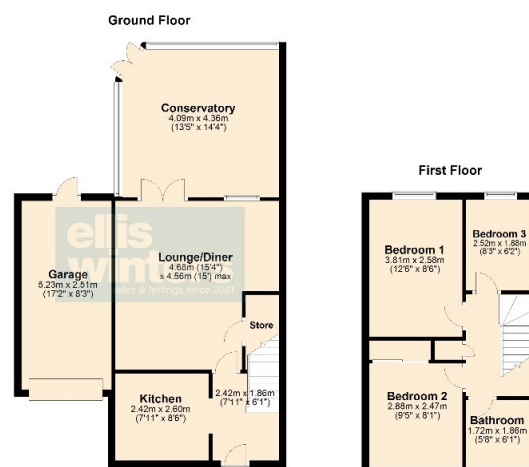
Gull Way, Chatteris, Cambridgeshire PE16 6DT



To arrange a viewing call us now on 01354 694900

This fabulous three bedroom semi detached house is set on a good size plot and has single garage and ample off-road parking.

Set within a small cul-de-sac, the property is nicely located, and the accommodation comprises modern kitchen, lounge/diner, spacious conservatory, three bedrooms and family bathroom.



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GROUND FLOOR

KITCHEN

2.60m (8'6") x 2.42m (7'11")

Fitted with a modern kitchen which has single eye level oven and four ring gas hob with extractor over, integrated dishwasher and fridge, ceramic sink and drainer, plumbing for washing machine wall mounted gas boiler.

LOUNGE/DINER

4.68m (15'4") x 4.56m (15') max.

Window to rear, double doors leading into conservatory.

CONSERVATORY

4.36m (14'4") x 4.09m (13'5")

Brick and upvc construction, under floor heating, tiled floor, double doors garden.

FIRST FLOOR

BEDROOM 1

3.81m (12'6") x 2.58m (8'6")

Window to rear, fitted wardrobes and over bed storage.

BEDROOM 2

2.88m (9'5") x 2.47m (8'1")

plus 0.19m (0'7") x 0.19m (0'7")

Window to front, fitted wardrobes.

BEDROOM 3

2.52m (8'3") x 1.88m (6'2")

Window to rear.

BATHROOM

1.86m (6'1") x 1.72m (5'8")

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

GARAGE

5.23m (17'2") x 2.51m (8'3")

Standard up and over door, power and light.

There is a separate courtesy door from the garage into the rear garden.

OUTSIDE

There is a good size front garden with feature miniature tree, gravel and shrubs.

A driveway to one side leads to the garage

and provides off road parking for two

vehicles. There is also an additional parking space directly opposite and potential for more on the front garden, if required.

The larger than average rear garden is low

maintenance with paving, decked patio, greenhouse, and storage shed.

SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

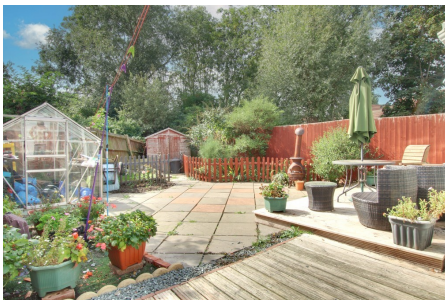
TENURE

Freehold

Fenland District Council Tax band B

Energy rating - 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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