

£170,000

Victoria Street, Chatteris, Cambridgeshire PE16 6AP



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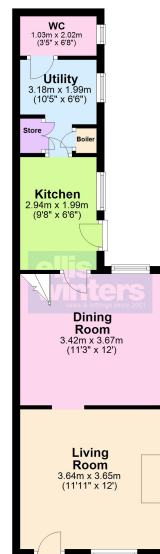
Offered for sale with NO FORWARD CHAIN, this two bedroom mid terrace property is an ideal first time buy and provides light and spacious rooms throughout.

The accommodation comprises separate living and dining rooms, galley style kitchen with utility off and the convenience of a ground floor WC.

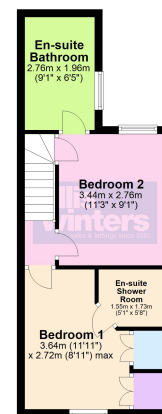
Upstairs there are two double bedrooms, one with an en-suite shower room and the other with an en-suite bathroom.

There is also a GOOD SIZE garden to the rear.

Ground Floor



First Floor



£170,000

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GROUND FLOOR

LIVING ROOM

3.65m (12') x 3.64m (11'11")
Window to front, feature electric fireplace.

DINING ROOM

3.67m (12') x 3.42m (11'3")
Window to rear, stairs leading up.

KITCHEN

2.94m (9'8") x 1.99m (6'6")
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher, integrated microwave, window to side, door out to garden.

UTILITY

3.18m (10'5") x 1.99m (6'6")
Space for washing machine and tumble drier, space for fridge/freezer, storage cupboard, boiler cupboard, window to side.

WC

2.02m (6'8") x 1.03m (3'5")
Fitted with a low level WC and hand wash basin. Window to side.

FIRST FLOOR

BEDROOM 1

3.64m (11'11") x 2.72m (8'11") max.
Window to front, fitted wardrobes.

EN-SUITE SHOWER ROOM

1.73m (5'8") x 1.55m (5'1")
Fitted with a corner shower cubicle, low level WC and hand wash basin.

BEDROOM 2

3.44m (11'3") x 2.76m (9'1")
Window to rear, over stairs cupboard.

EN-SUITE BATHROOM

2.76m (9'1") x 1.96m (6'5")
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to side.

OUTSIDE

There is a small courtyard garden directly behind the property and beyond that a communal right of way for access to the front.

Beyond the right of way is a lovely well established gated garden laid mainly to lawn with established 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 - A
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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