

£225,000

Sycamore Crescent, Chatteris, Cambridgeshire PE16 6PY



To arrange a viewing call us now on 01354 694900

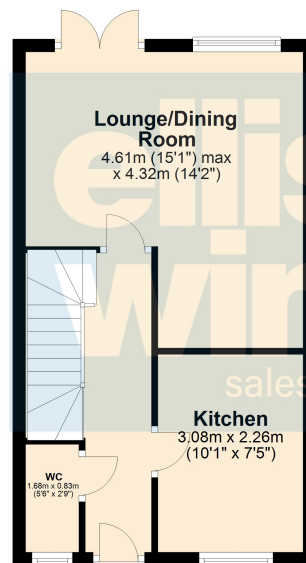
Offered for sale with NO FORWARD CHAIN, this MODERN three bedroom semi detached house would make an ideal first time buy is set within a CUL-DE-SAC location close to many amenities.

The accommodation comprises kitchen, lounge/diner, ground floor WC, three good size bedrooms, one en-suite and the family bathroom.

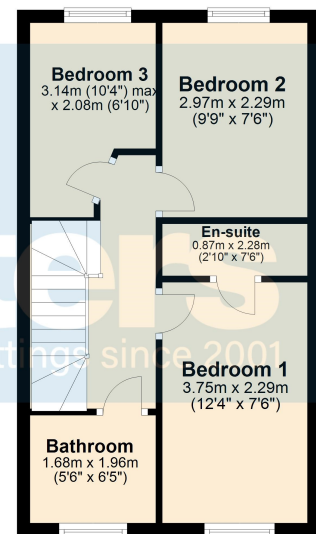
Outside there is ample off road parking plus a fully enclosed rear garden.

Energy rating - B

Ground Floor



First Floor



# £225,000

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### GROUND FLOOR

#### WC

1.68m (5'6") x 0.83m (2'9")

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

#### KITCHEN

3.08m (10'1") x 2.26m (7'5")

Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, wall mounted gas boiler, space for fridge/freezer, window to front.

#### LOUNGE/DINING ROOM

4.61m (15'1") max x 4.32m (14'2")

Double doors out to rear garden, window to rear.



### FIRST FLOOR

#### BEDROOM 1

3.75m (12'4") x 2.29m (7'6")

Window to front.

#### EN-SUITE

2.28m (7'6") x 0.87m (2'10")

Fitted with a single shower cubicle, low level WC and hand wash basin.



#### BEDROOM 2

2.97m (9'9") x 2.29m (7'6")

Window to rear.

#### BEDROOM 3

3.14m (10'4") max. x 2.08m (6'10")

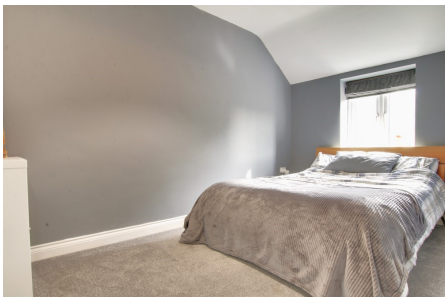
Window to rear.



#### BATHROOM

1.96m (6'5") x 1.68m (5'6")

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



### OUTSIDE

The front garden is open plan and laid with gravel. A driveway to one side provides ample off road parking.

To the rear, the garden has a paved patio, an additional decked patio plus an area of AstroTurf.

### SERVICES

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

### AGENTS NOTE

Sycamore Crescent is a private road and there are management charges payable of approximately £30 pcm.

### TENURE

Freehold

Fenland District Council Tax band C

Energy rating - 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.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

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