

£235,000

The Elms, Chatteris, Cambridgeshire PE16 6JW



To arrange a viewing call us now on 01354 694900

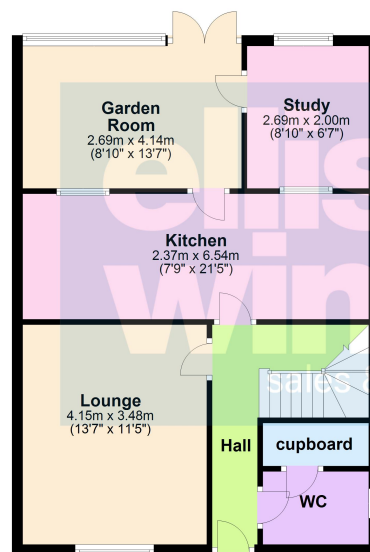
LARGER THAN IT LOOKS!

This lovely home boasts a good level of accommodation comprising lounge, REFITTED KITCHEN, garden room, STUDY, ground floor cloakroom, THREE BEDROOMS and first floor bathroom.

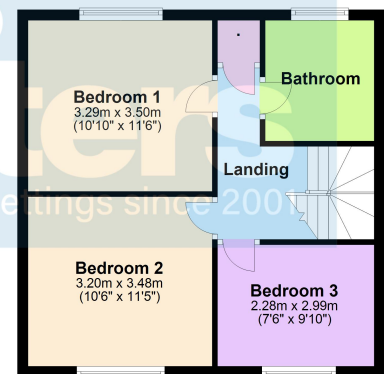
Outside there is a lovely low maintenance garden.

Energy rating - D

Ground Floor



First Floor



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HALL

Stairs to first floor and landing, cupboard under, radiator.

WC

Fitted with WC and vanity wash hand basin, window to side, radiator, cupboard with plumbing for washing machine.

LOUNGE

4.15m (13'7") x 3.48m (11'5")
Window to front, radiator.



KITCHEN

6.54m (21'5") x 2.37m (7'9")
Fitted with wall and base units with integral fridge/freezer and dishwasher, electric cooker point, sink unit with mixer, radiator.



GARDEN ROOM

Brick and glazed with radiator, double doors to rear garden.

STUDY

2.69m (8'10") x 2.00m (6'7")
Window to rear.



FIRST FLOOR AND LANDING

Cupboard and access to loft space with ladder, lighting and part boarded.

BEDROOM 1

3.50m (11'6") x 3.29m (10'10")
Window to rear, radiator.

BEDROOM 2

3.48m (11'5") x 3.20m (10'6")
Window to front, radiator.

BEDROOM 3

2.99m (9'10") x 2.28m (7'6")
Window to front, radiator.



BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, heated towel rail.

OUTSIDE

The front garden is laid mainly to gravel inset with trees and shrubs. The rear garden is laid to decking and artificial grass with brick built store with oil tank and boiler. Gated rear access.

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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