

£250,000

St. James Close, Chatteris, Cambridgeshire PE16 6FJ



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

This three bedroom semi detached house is only 10 years old and is set within a SOUGHT AFTER development with many amenities close at hand.

The property has a fabulous and spacious kitchen/diner which has double doors opening out onto the rear garden. The living room is set at the front of the property and there is the convenience of a ground floor cloakroom.

Upstairs all three bedrooms are of a good size and the master bedroom has an en-suite shower room.

There is a good size garden to the rear plus allocated parking.

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

##### HALL

Stairs rising to first floor.

##### WC

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

##### KITCHEN/DINING ROOM

5.36m (17'7") x 3.23m (10'7")  
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, windows to both side and rear, double doors leading out to the garden.

##### LIVING ROOM

4.47m (14'8") x 3.17m (10'5")  
Window to front, laminate flooring.

#### FIRST FLOOR

##### LANDING

Access into loft space, airing cupboard.

##### BEDROOM 1

3.46m (11'4") x 2.93m (9'7")  
Window to front.

##### EN-SUITE

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

##### BEDROOM 2

3.08m (10'1") x 2.93m (9'7")  
Window to rear.

##### BEDROOM 3

2.35m (7'9") x 2.33m (7'8")  
Window to front.

##### BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

#### OUTSIDE

The front garden is open plan and laid with ornamental slate. There is allocated parking at the side of the property.

To the rear, the garden is laid to lawn with stunning paved patio which is shaped around one side of the lawn. There is also a play bark area for trampoline etc.

A side gate provides access to the front.

#### SERVICES

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

#### TENURE

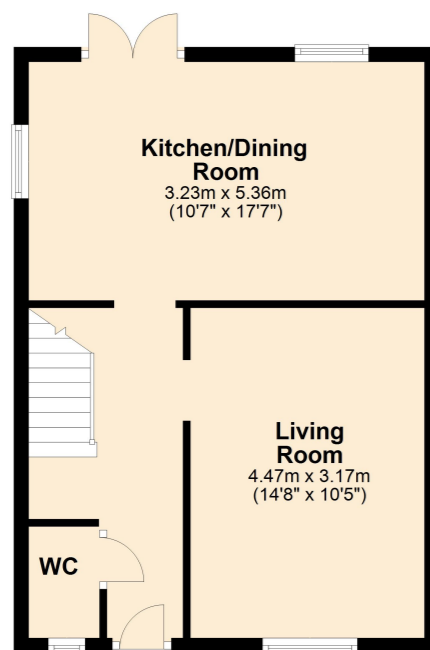
Freehold

Fenland District Council tax band B

Energy rating C

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.

Ground Floor



First Floor

