

**£315,000**

Fortrey Court, London Road, Chatteris, Cambridgeshire  
PE16 6FS



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

BRAND NEW this two bedroom semi detached BUNGALOW is finished to a HIGH SPECIFICATION and is set within an EXCLUSIVE DEVELOPMENT.

Our sellers have created a STUNNING home with spacious kitchen/dining room with INTEGRATED appliances, living room with doors out to garden, modern family bathroom and two double bedrooms with the master having an en-suite.

There is ample covered off road parking to the side and a lovely lawned garden to the rear.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



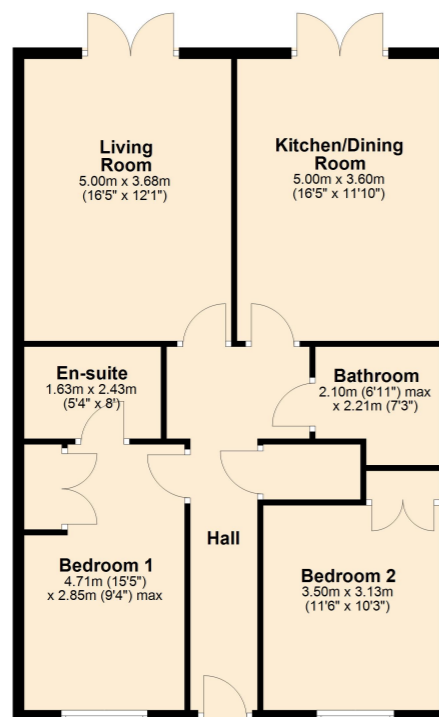
**elliswinters&co**

£315,000

Fortrey Court, London Road, Chatteris, Cambridgeshire  
PE16 6FS



Ground Floor



**KITCHEN/DINING ROOM**

5.00m (16'5") x 3.60m (11'10")  
Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated fridge/freezer and dishwasher, plumbing for washing machine, 1 ½ sink and drainer, laminate floor, double doors out to rear garden.

**LIVING ROOM**

5.00m (16'5") x 3.68m (12'1")  
Laminate flooring, double doors out to rear garden.

**BEDROOM 1**

4.71m (15'5") x 2.85m (9'4") max.  
Window to front, fitted wardrobes.

**EN-SUITE**

Fitted with a three piece suite comprising double shower cubicle which has main shower with additional rainwater head, hand wash basin and low level WC.

**BEDROOM 2**

3.50m (11'6") x 3.13m (10'3")  
Window to front, fitted wardrobes.

**BATHROOM**

2.21m (7'3") x 2.10m (6'11") max.  
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Partially tiled walls, tiled floor and heated towel rail.

**OUTSIDE**

The front garden is open plan with an area of shrubs. There is an extensive car port to one side providing ample off road parking which also has a car charging point.

To the rear, the garden is laid to lawn with a paved patio.

**SERVICES**

Mains electricity, water and drainage.  
Heating is via an air source heat pump. The property has underfloor heating throughout.

**AGENTS NOTE**

Fortrey Court is a private road and a management company will be set up which will be run and managed by the various property owners.

**TENURE**

Freehold

Fenland District Council Tax band TBC  
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.