

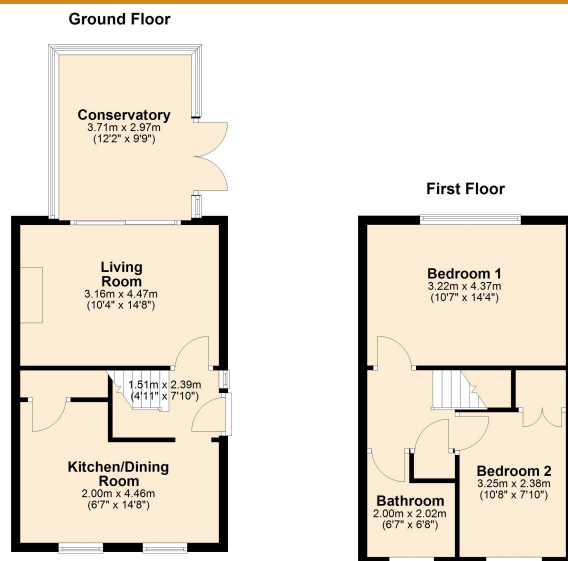
£200,000

The Elms, Chatteris, Cambridgeshire PE16 6JN



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this LARGER THAN AVERAGE two bedroom SEMI DETACHED house has ample OFF ROAD PARKING to the front and an EXTENSIVE GARDEN to the rear. The accommodation comprises kitchen/diner, living room, conservatory, two double bedrooms and modern bathroom



# £200,000

## The Elms, Chatteris, Cambridgeshire PE16 6JN



### GROUND FLOOR

**Kitchen/Dining Room**  
4.46m (14'8") x 2.00m (6'7")  
Fitted with a matching range of wall and base units housing single electric oven and four ring electric hob with extractor over, plumbing for washing machine and dishwasher, storage cupboard, space for fridge/freezer, tiled floor, windows to front.



**Living Room**  
4.47m (14'8") x 3.16m (10'4")  
Feature fireplace, patio doors into conservatory

**Conservatory**  
3.71m (12'2") x 2.97m (9'9")  
Brick and upvc construction, radiator, double doors out to garden



### FIRST FLOOR

**Bedroom 1**  
4.37m (14'4") x 3.22m (10'7") plus 0.18m (0'7") x 0.18m (0'7")  
Window to rear

**Bedroom 2**  
3.25m (10'8") x 2.38m (7'10") plus 0.18m (0'7") x 0.18m (0'7")  
Window to front, fitted wardrobes



**Bathroom**  
2.02m (6'8") x 2.00m (6'7") plus 0.18m (0'7") x 0.18m (0'7")  
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Window to front.



### OUTSIDE

The front of the property is open plan and block paved providing ample off road parking. To the rear, the extensive garden is laid mainly to lawn with raised beds

### SERVICES

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

### COUNCIL TAX BAND B

Energy Rating D  
Tenure - Freehold

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  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)