

£200,000

The Elms, Chatteris, Cambridgeshire PE16 6JN



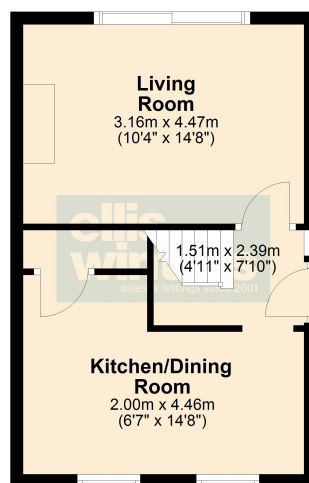
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Offered for sale with NO FORWARD CHAIN, this deceptively spacious two bedroom semi detached house is set on a lovely sized plot and has a well established but low maintenance garden plus ample off road PARKING.

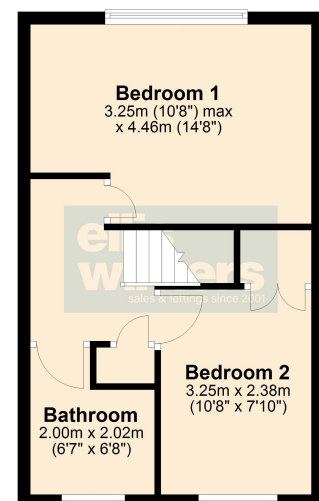
The accommodation comprises kitchen/diner, living room, two double bedrooms and family bathroom.

Energy rating C

Ground Floor



First Floor



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## 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 freestanding cooker, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, two windows to front, under stairs storage cupboard.



### LIVING ROOM

4.47m (14'8") x 3.16m (10'4")

Window to rear.

## FIRST FLOOR

### BEDROOM 1

4.46m (14'8") x 3.25m (10'8") max.

Window to rear.

### BEDROOM 2

3.25m (10'8") x 2.38m (7'10")

Window to front.



### BATHROOM

2.02m (6'8") x 2.00m (6'7")

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

## OUTSIDE

The front of the property is open plan and laid to gravel, stocked with a variety of shrubs and plants. A driveway to one side provides ample off road parking.



To the rear, the garden is also low maintenance with gravel and mature shrubs and plants.

## 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.

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