

£215,000

Anvil Close, Chatteris, Cambridgeshire PE16 6DP



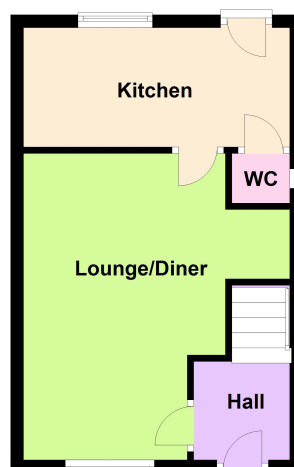
To arrange a viewing call us now on 01354 694900

This modern two bedroom semi detached house is offered for sale with NO FORWARD CHAIN and has LOVELY KITCHEN, ground floor cloakroom plus spacious lounge/diner.

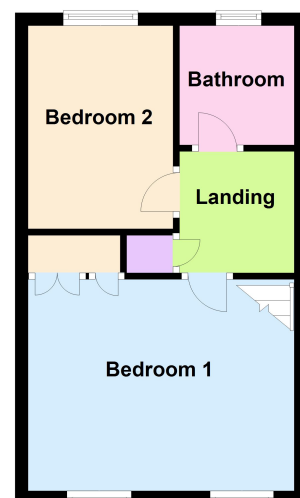
Upstairs are two GOOD SIZE BEDROOMS and the family bathroom. Outside, there is a fully enclosed rear garden complete with storage shed and Astroturf, plus ALLOCATED PARKING.

An ideal first time buy which really should be viewed to fully appreciate all on offer.

Ground Floor



First Floor



£215,000

Anvil Close, Chatteris, Cambridgeshire PE16 6DP



GROUND FLOOR

HALLWAY

Window to side, stairs rising to first floor.

LOUNGE/DINER

5.17m (17') max. x 3.18m (10'5")
Window to front, under stairs area.

KITCHEN

4.13m (13'7") x 1.85m (6'1")
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer, integrated fridge and freezer, plumbing for washing machine, built-in oven, four ring gas hob with extractor hood over, window to rear, ceramic tiled flooring, double glazed door to garden.

CLOAKROOM

Window to side, two piece suite comprising wash hand basin and low-level WC.



FIRST FLOOR LANDING

Double glazed window to side, access to roof space, airing cupboard.

BEDROOM 1

4.13m (13'7") max x 3.28m (10'8")
Two windows to front, built in wardrobe.

BEDROOM 2

3.15m (10'4") x 2.25m (7'4")
Window to rear.



BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment above, pedestal wash hand basin and low-level WC, window to rear

OUTSIDE

The front garden has shrubs, the rear garden is laid with astroturf and has a storage shed.



There is also an extensive patio and rear gate which leads to the allocated parking.

SERVICES

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

TENURE

Freehold

Fenland District Council tax band A
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.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk