

£260,000 OIRO

Tern Gardens, Chatteris, Cambridgeshire PE16 6DX



To arrange a viewing call us now on 01354 694900

An ideal family home, this three bedroom semi detached property has AMPLE OFF ROAD PARKING plus a single garage. The accommodation comprises MODERN KITCHEN, open plan living and dining rooms, CONSERVATORY and cloakroom all located on the ground floor. Upstairs there are three bedrooms, family bathroom and en-suite to bedroom 1.

There is a lovely SOUTH FACING GARDEN to the rear which has areas for both relaxation and play.

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

##### Utility

1.35m (4'5") x 1.10m (3'7")  
Originally a ground floor wc. Toilet etc has been removed but plumbing still in place. Used as a utility by our sellers and has plumbing for washing machine. Window to front.

##### Dining Area

3.51m (11'6") x 2.95m (9'8") plus 1.84m (6'1") x 1.84m (6'1")  
Window to front, open plan to living area

##### Kitchen

2.95m (9'8") x 2.19m (7'2")  
Fitted with a modern range of wall and base units housing freestanding cooker, plumbing for dishwasher, space for fridge/freezer, window to rear, door out to garden

##### Lounge Area

4.22m (13'10") x 3.24m (10'8")  
Stairs rising to first floor, patio door leading into conservatory

##### Conservatory

3.04m (10') x 2.55m (8'4")  
Brick and Upvc construction, tiled floor and double doors out to rear garden

#### FIRST FLOOR

##### Master Bedroom

3.48m (11'5") max x 3.25m (10'8")  
Window to rear, fitted wardrobes

##### En-suite

1.98m (6'6") x 1.45m (4'9")  
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear.

##### Bedroom 2

3.47m (11'5") x 2.74m (9') max  
Window to front

##### Bedroom 3

2.77m (9'1") max x 2.36m (7'9")  
Used as a dressing room by our sellers. Wardrobes are available for sale by separate negotiation. Window to front

##### Bathroom

2.77m (9'1") x 2.11m (6'11")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Airing cupboard and window to side

#### OUTSIDE

The front garden is laid to hard standing providing ample off road parking. To the rear, the good sized garden is laid to lawn with decked patio area and storage shed.

A side gate provides access back out to the front.

#### SERVICES

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

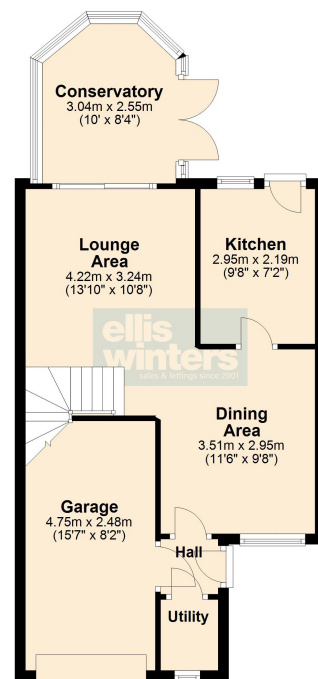
#### TENURE

Freehold

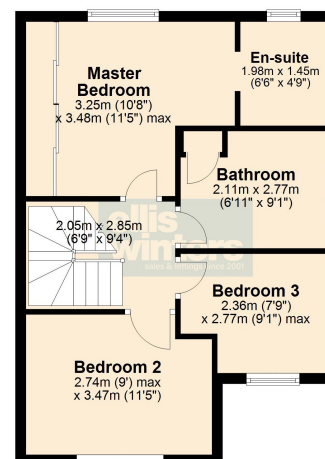
Fenland District Council Tax band B  
Energy rating D

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



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