

£197,500

Station Street, Chatteris, Cambridgeshire PE16 6NB

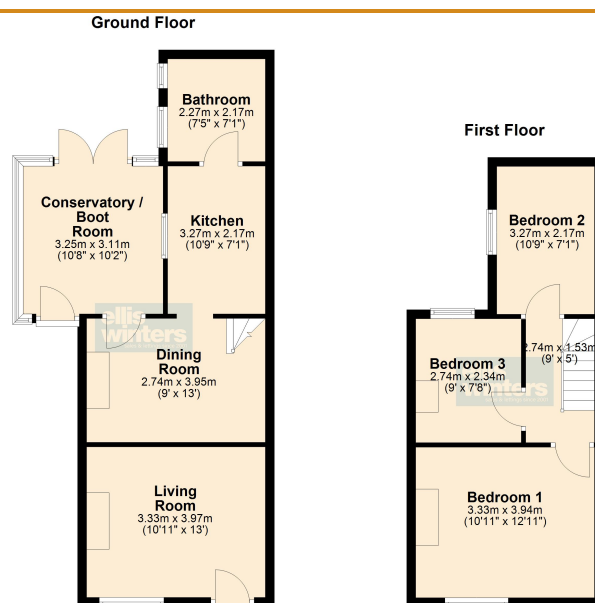


To arrange a viewing call us now on 01354 694900

This DELIGHTFUL three bedroom semi detached COTTAGE is deceptively spacious and has a GOOD SIZE GARDEN to the rear.

The accommodation comprises separate living and dining rooms, kitchen, garden/boot room, bathroom and three bedrooms.

Our sellers have kept the property well maintained throughout and it would make a fabulous first time buy.



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GROUND FLOOR

LIVING ROOM

3.97m (13') x 3.33m (10'11")

Window to front, feature fire surround (there is potential to open this up for a wood burner). The front walls have been internally insulated for greater warmth and heating efficiency.

DINING ROOM

3.95m (13') x 2.74m (9')

Fireplace housing redundant gas fire (disconnected) which also has potential to open up, if required. Stairs rising to first floor with storage under.

KITCHEN

3.27m (10'9") x 2.17m (7'1")

Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for slimline dishwasher and washing machine, space for fridge/freezer, 1½ sink and drainer, larder cupboard, window to side.

BATHROOM

Fitted with a panelled bath which has mixer tap shower, separate shower cubicle, low level WC and hand wash basin. Two windows to side.

CONSERVATORY / BOOT ROOM

3.25m (10'8") x 3.11m (10'2")

Brick and upvc construction, radiator, double doors out to rear garden.

FIRST FLOOR

BEDROOM 1

3.94m (12'11") x 3.33m (10'11")

Window to front.

BEDROOM 2

3.27m (10'9") x 2.17m (7'1")

Window to side.

BEDROOM 3

2.74m (9') x 2.34m (7'8")

Window to rear.

OUTSIDE

To the rear, the garden is fully enclosed with an AstroTurf lawn and storage shed with has power and light.

SERVICE

Mains gas, electricity, water and drainage. The property has gas fired central heating. The seller informs us that the boiler was installed approx. 2 years ago.

AGENTS NOTE

Our clients have recently had the majority of the outside brickwork re-pointed and the roof lines extended. The front walls of the property have been internally insulated.

TENURE

Freehold

Fenland District Council Tax band A

Energy rating E

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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