

£139,995

Alma Terrace, Chatteris, Cambridgeshire PE16 6ER



To arrange a viewing call us now on 01354 694900

This deceptively spacious MID TERRACE house has spacious open plan living/dining room, kitchen with small utility area and ground floor bathroom.

Upstairs there are TWO DOUBLE BEDROOMS and outside is a low maintenance COURTYARD GARDEN.



# £139,995

Alma Terrace, Chatteris, Cambridgeshire PE16 6ER



#### GROUND FLOOR

##### DINING ROOM

3.61m (11'10") x 3.03m (9'11")

Entrance door leading in, window to front, open plan to living area.

##### LIVING ROOM

3.57m (11'9") x 3.00m (9'10")

Window to rear, stairs rising to first floor.

#### SERVICES

Mains gas, electricity, water and drainage

#### TENURE

Freehold

Fenland District Council Tax Band A

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.



#### KITCHEN

3.22m (10'7") x 1.70m (5'7")

Fitted with a matching range of wall and base units with freestanding cooker, space for fridge/freezer, window to side and door out to garden.

#### UTILITY AREA

1.70m (5'7") x 0.80m (2'7")

Plumbing for washing machine with worktop over, window to side.



#### BATHROOM

Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Window to side.

#### FIRST FLOOR

##### BEDROOM 1

3.63m (11'11") x 3.03m (9'11")

Window to front, laminate flooring.

##### BEDROOM 2

3.04m (10') x 2.75m (9')

Window to rear, over stairs boiler cupboard.



#### OUTSIDE

There is a low maintenance courtyard garden. It should be noted that there are pedestrian rights way across the gardens. There is a storage shed.

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)