

£180,000

Burnsfield Estate, Chatteris, Cambridgeshire PE16 6ET

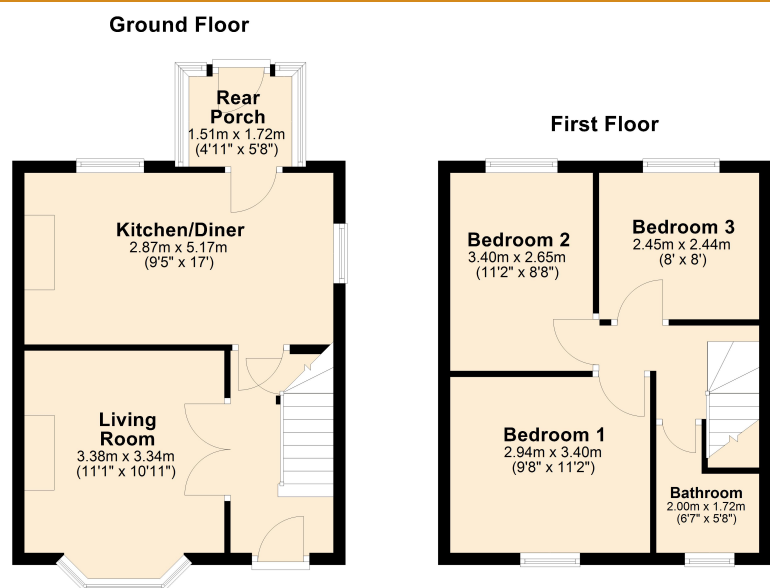


To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN this three bedroom semi detached house is in need of a cosmetic makeover but provides good spacious accommodation.

The property is set on a GOOD SIZE PLOT with ample OFF ROAD PARKING to the front and a larger than average garden to the rear. The accommodation comprises living room, kitchen/diner, three bedrooms and family bathroom.

Energy rating D



# £180,000

## Burnsfield Estate, Chatteris, Cambridgeshire PE16 6ET



### GROUND FLOOR

#### LIVING ROOM

3.38m (11'1") x 3.34m (10'11")

Bay window to front, fireplace housing gas fire.

#### KITCHEN/DINER

5.17m (17') x 2.87m (9'5")

Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier and freestanding cooker, wall mounted gas boiler, windows to both rear and side.



### FIRST FLOOR

#### BEDROOM 1

3.40m (11'2") x 2.94m (9'8")

Fitted wardrobes, window to front.

#### BEDROOM 2

3.40m (11'2") x 2.65m (8'8")

Window to rear.



#### BEDROOM 3

2.45m (8') x 2.44m (8')

Window to rear.

#### BATHROOM

2.00m (6'7") x 1.72m (5'8")

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



### OUTSIDE

The front garden is open plan and paved to provide off road parking. A side gate leads to the rear where the garden is laid to lawn with a patio area.

An outbuilding houses an outside WC.

### SERVICES

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

### TENURE

Freehold

### Energy rating D

Fenland District Council tax band A

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](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)