

£240,000

Wenny Estate, Chatteris, Cambridgeshire PE16 6UX



To arrange a viewing call us now on 01354 694900

This fabulous THREE BEDROOM semi detached house is set on a good size plot with OFF ROAD PARKING to the front and an EXTENSIVE GARDEN to the rear. This is an ideal family home which is located close to many amenities has lounge/diner, kitchen with utility in support, and GROUND FLOOR BATHROOM. Upstairs there are three bedrooms and cloakroom.

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

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GROUND FLOOR

Living Room
3.74m (12'3") x 3.55m (11'8")
Bay window to front.

Kitchen
3.66m (12') x 3.06m (10')
Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine, space for fridge/freezer, tiled floor, window to rear and door out to garden.

Bathroom
1.97 (6'6") x 1.42 (4'8")
Fitted with a panelled bath which has electric shower over, hand wash basin set within vanity unit.

Utility
1.66m (5'5") x 1.42m (4'8")
Wall mounted gas boiler, space for tumble drier, wall units and window to side.

FIRST FLOOR

Bedroom 1
4.30m (14'1") x 2.88m (9'5")
Two windows to front.

Bedroom 2
3.72m (12'2") x 2.46m (8'1")
Window to rear.

Bedroom 3
2.70m (8'10") x 1.80m (5'11")
Window to rear.

WC
Fitted with a low level WC and hand wash basin. Window to side.

OUTBUILDINGS

Shed
2.16m (7'1") x 2.48m (8'2")

Outside WC.

OUTSIDE

The front garden is open plan to provide off road parking. A side gate leads to the extensive rear garden which is laid mainly to lawn with patio area, trees and shrubs.

SERVICES

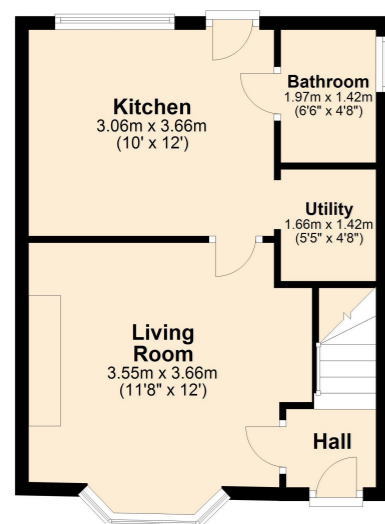
Mains gas, electricity, water and drainage. The property has gas fired central heating

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.

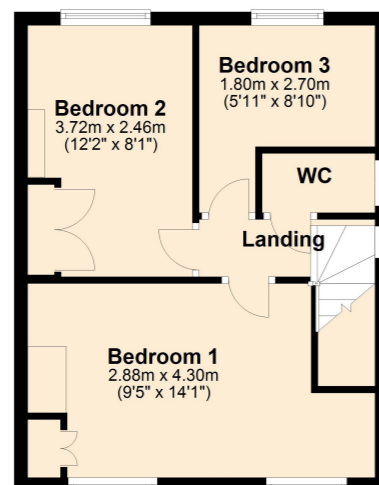
Ground Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



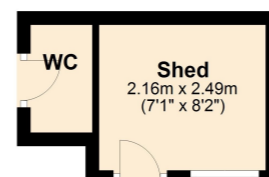
First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Outbuildings

Approx. 7.0 sq. metres (75.4 sq. feet)



Total area: approx. 77.3 sq. metres (832.2 sq. feet)

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