

£240,000

Delve Terrace, Chatteris, Cambridgeshire PE16 6BZ



To arrange a viewing call us now on 01354 694900

If outside space is on your tick list then we may have found your dream home!

This deceptively spacious, three bedroom semi DETACHED house has been EXTENDED to the rear to provide a well proportioned kitchen/diner. There is also a utility in support plus the convenience of a ground floor WC. The living room is located to the front of the property and upstairs there are three good size bedrooms plus the family bathroom.

The EXTENSIVE GARDEN to the rear has various OUTBUILDINGS plus a modern fully insulated timber framed office.

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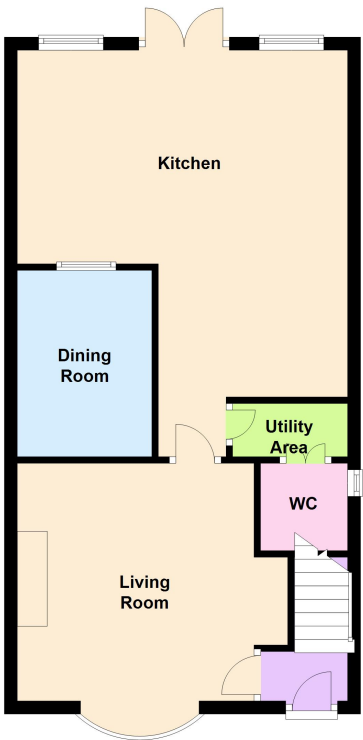
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Ground Floor



First Floor



GROUND FLOOR

HALL
Stairs rising to first floor.

LIVING ROOM
3.66m (12') x 3.66m (12')
Bow window to front, brick fireplace with wood burning stove, air conditioning unit.

DINING ROOM
2.87m (9'5") x 2.08m (6'10")
Opening into kitchen with feature shelving, tiled floor.

KITCHEN
5.34m (17'6") x 4.80m (15'9")
Fitted with a matching range of wall and base units complete with freestanding range style gas/electric combi cooker with extractor hood over, space for fridge/freezer, recessed spotlights, two windows to rear and double doors leading out into the rear garden.

UTILITY AREA
1.78m (5'10") x 0.82m (2'8")
Plumbing for washing machine.

WC
Fitted with low level WC and hand wash basin, wood panelling to walls, window to side.

FIRST FLOOR

LANDING
Access into loft space which has drop down ladder, part boarding and light.

BEDROOM 1
4.22m (13'10") x 3.36m (11') max.
Two windows to front, over stairs cupboard.

BEDROOM 2
3.25m (10'8") x 2.75m (9')
Window to rear.

BEDROOM 3
2.30m (7'7") x 2.28m (7'6")
Window to rear.

BATHROOM
Fitted with a corner bath, low level WC and hand wash basin.

OUTSIDE

The front garden is open plan and laid to gravel to provide off road parking. To the rear, the extensive garden has patio area with the balance laid to lawn and includes freestanding heated swimming pool, various outbuildings with power and light plus newly erected timber framed office which measures approx. 6.1m x 4.1m.

The office is fully insulated with pitched roof and has power and Cat7 ethernet connected to each corner of the office. Further details of the office can be provided by request.

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.