

£295,000

St. Pauls Drive, Chatteris, Cambridgeshire PE16 6DG



To arrange a viewing call us now on 01354 694900

This fabulous three-bedroom DETACHED property is nestled in a POPULAR LOCATION, perfect for families looking for both comfort and convenience. The ground floor features spacious open plan living and dining rooms that create an inviting atmosphere for gatherings, along with a generously sized kitchen ideal for culinary enthusiasts.

Upstairs, you'll find three well-proportioned bedrooms, each offering ample space for relaxation and personalization. Additionally, this property includes a single GARAGE and a driveway, providing secure parking options.

Don't miss the opportunity to make this delightful home your own!

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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GROUND FLOOR

Living Room  
4.47m (14'8") max. x 4.14m (13'7")  
Box bay window to front.

Dining Room  
2.86m (9'5") x 2.70m (8'10")  
Double doors out to rear garden.

Kitchen  
2.95m (9'8") x 2.59m (8'6")  
Fitted with a matching range of wall and base units with plumbing for washing machine and dishwasher. 1 ½ sink and drainer, double electric oven and four ring gas hob with extractor over, integrated fridge/freezer, window to rear, door out to garden.

WC  
1.65m (5'5") x 0.96m (3'2")  
Fitted with a low level WC and hand wash basin. Window to side.

FIRST FLOOR

Bedroom 1  
3.95m (13') x 3.08m (10'1")  
Window to front.

Bedroom 2  
3.61m (11'10") x 3.06m (10')  
Window to rear.

Bedroom 3 2.33m (7'8") x 2.07m (6'9")  
Window to rear.

Bathroom  
2.47m (8'1") x 1.69m (5'7")  
Fitted with a three piece suite comprising panelled bath with mixer tap shower, low level WC and hand wash basin. Window to front.

OUTSIDE

The front garden is open plan and laid to lawn. The single garage is located at the rear of the property with a driveway to the front which provides off road parking.

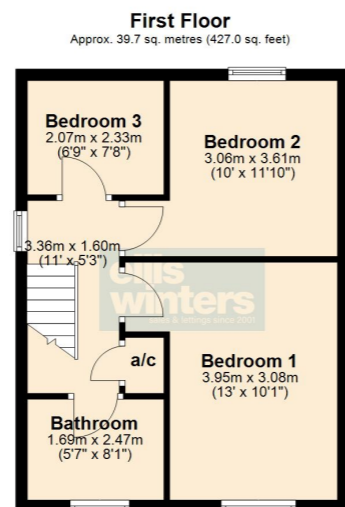
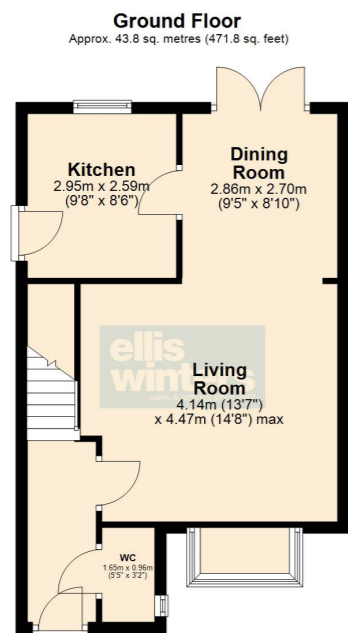
To the rear, the garden is also laid to lawn with patio area. There is a courtesy door into the garage from the garden.

SERVICES

Mains gas, electricity, water and drainage.

Freehold  
Fenland District Council tax band C  
Energy rating - C

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.



Total area: approx. 83.5 sq. metres (898.8 sq. feet)