

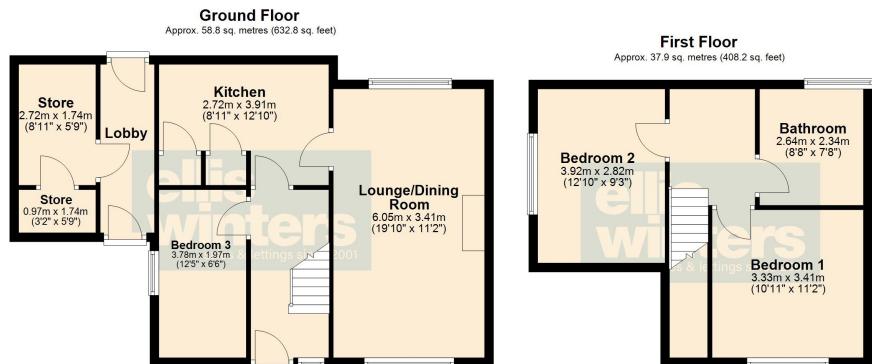
# £245,000

New Road, Chatteris, Cambridgeshire PE16 6DB



To arrange a viewing call us now on 01354 694900

Offered for sale with \*NO ONWARD CHAIN\*, this CHARMING three-bedroom semi-detached house presents a fantastic opportunity. Situated on a generous corner plot, the property boasts gardens that wrap around three sides, providing ample outdoor space. Inside, you'll find a light and airy lounge/diner, perfect for relaxing and entertaining. The kitchen features convenient pantry cupboards for storage. A ground-floor bedroom adds flexibility, while the first floor offers two further bedrooms and a family bathroom. To the rear of the property, you'll benefit from valuable off-road parking. Don't miss out on this well-positioned home with excellent potential!



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

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#### GROUND FLOOR

##### Lounge/Dining Room

6.05m (19'10") x 3.41m (11'2")

Windows to both front and rear, electric fire, wooden flooring.

##### Kitchen

3.91m (12'10") x 2.72m (8'11")

Fitted with a matching range of wall and base units with wooden worktops complete with freestanding cooker, plumbing for dishwasher and washing machine, 2x pantry cupboards, quarry tiled floor, window to rear.

##### Bedroom 3

3.78m (12'5") x 1.97m (6'6")

Window to side.

##### Lobby

Doors to both front and rear.

##### Store

2.72m (8'11") x 1.74m (5'9")

##### Store

#### FIRST FLOOR

##### Bedroom 1

3.41m (11'2") x 3.33m (10'11")

Window to front.

##### Bedroom 2

3.92m (12'10") x 2.82m (9'3")

Window to side.

##### Bathroom

2.64m (8'8") x 2.34m (7'8")

Fitted with a double shower cubicle, panelled bath, low level wc and hand wash basin set within vanity unit. Window to rear.

#### OUTSIDE

The property is set on a corner plot with mature shrubs and lawn. There are a variety of fruit trees and off road parking at the rear.

#### SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

#### Freehold

Fenland District Council tax band B

Energy rating D

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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