

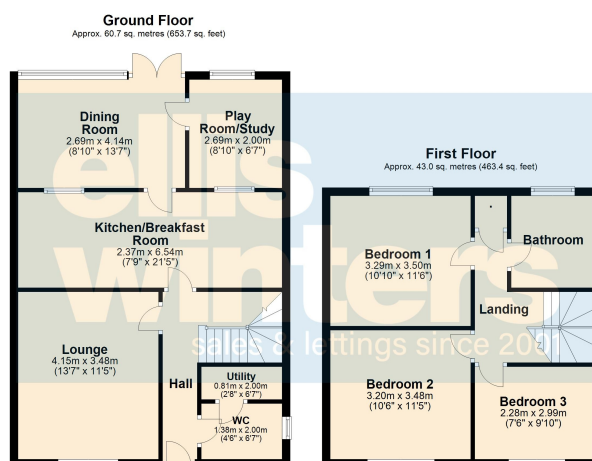
£250,000

The Elms, Chatteris, Cambridgeshire PE16 6JW



To arrange a viewing call us now on 01354 694900

This delightful THREE-BEDROOM, STEP-TERRACED house presents a fantastic opportunity for families seeking a comfortable and convenient living space. Offered with the potential for NO FORWARD CHAIN, this property boasts a well-thought-out layout including a welcoming living room, a spacious kitchen/breakfast room, a separate dining room perfect for family meals, and a versatile playroom/study – ideal for work or leisure. Adding to the convenience is a ground floor cloakroom and a separate UTILITY room. Upstairs, you'll discover three generously sized bedrooms and a family bathroom. Outside, enjoy a low-maintenance rear garden and the added benefit of OFF-ROAD PARKING. This home is ready for you to create lasting memories!



Total area: approx. 103.8 sq. metres (1117.1 sq. feet)

£250,000

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Hall

Stairs to first floor and landing, cupboard under

UTILITY

Plumbing for washing machine.

WC

Fitted with WC and vanity wash hand basin, window to side, radiator, cupboard with plumbing for washing machine.

Lounge

4.15m (13'7") x 3.48m (11'5")
Window to front

Kitchen/Breakfast Room

6.54m (21'5") x 2.37m (7'9")
Fitted with wall and base units with integral fridge/freezer and dishwasher, freestanding electric cooker, sink unit with mixer tap, wine fridge, breakfast bar, window opening into dining room

Dining Room

2.69m (8'10") x 4.14m (13'7")
Window to rear, double doors out to garden

Playroom / Study

2.69m (8'10") x 2.00m (6'7")
Window to rear.

First Floor & Landing

Cupboard and access to loft space with ladder, lighting and part boarded.

Bedroom 1

3.50m (11'6") x 3.29m (10'10")
Window to rear

Bedroom 2

3.48m (11'5") x 3.20m (10'6")
Window to front

Bedroom 3

2.99m (9'10") x 2.28m (7'6")
Window to front

Bathroom

Fitted with a three piece suite comprising bath with newly fitted shower over, wash hand basin and WC, window to rear, heated towel rail.

Outside

The front garden is laid mainly to gravel inset with trees and shrubs. The rear garden is laid to decking and artificial grass with brick built store with oil tank and boiler. Gated rear access.

Freehold

Council tax band A

EPC 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.



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