

£175,000

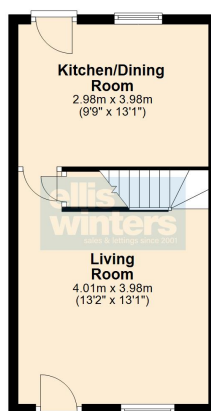
Lindsells Walk, Chatteris, Cambridgeshire PE16 6PW



To arrange a viewing call us now on 01354 694900

This spacious, TWO-BEDROOM MID-TERRACE house is the perfect opportunity for first-time buyers looking to step onto the property ladder. Offered with the significant advantage of ****NO FORWARD CHAIN****, you can move in sooner than you think! Situated in a convenient location, you'll be close to a wealth of local amenities. Inside, you'll find a generously sized living room, a practical kitchen/diner perfect for entertaining, two well-proportioned bedrooms, and a family bathroom. Outside boasts two allocated PARKING spaces and a fully ENCLOSED REAR GARDEN – ideal for relaxing or enjoying time with friends and family. Don't miss out on this fantastic opportunity!

Ground Floor
Approx. 31.5 sq. metres (339.5 sq. feet)



First Floor
Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 sq. feet)

£175,000

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GROUND FLOOR

Living Room

4.01m (13'2") x 3.98m (13'1")

Window to front, stairs rising to first floor.

Kitchen/Dining Room

3.98m (13'1") x 2.98m (9'9")

Fitted with a matching range of wall and base units housing eye level single electric oven, integrated microwave, 4 ring gas hob with extractor over, space for fridge/freezer and plumbing for washing machine, window to rear, door out to garden.



FIRST FLOOR

Bedroom 1

3.98m (13'1") x 3.85m (12'8")

Two windows to front.

Bedroom 2

2.98m (9'9") x 2.09m (6'10")

Window to rear.



Bathroom

Fitted with a three piece suite comprising panelled bath with mains shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan with the garden area laid to slate chippings. To the rear, the garden has a large patio plus an area of astroturf lawn. A rear gate leads to the allocated parking.



SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

Freehold

Energy rating C

Fenland District Council tax band A



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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