

£280,000

West Street, Chatteris, Cambridgeshire PE16 6HP



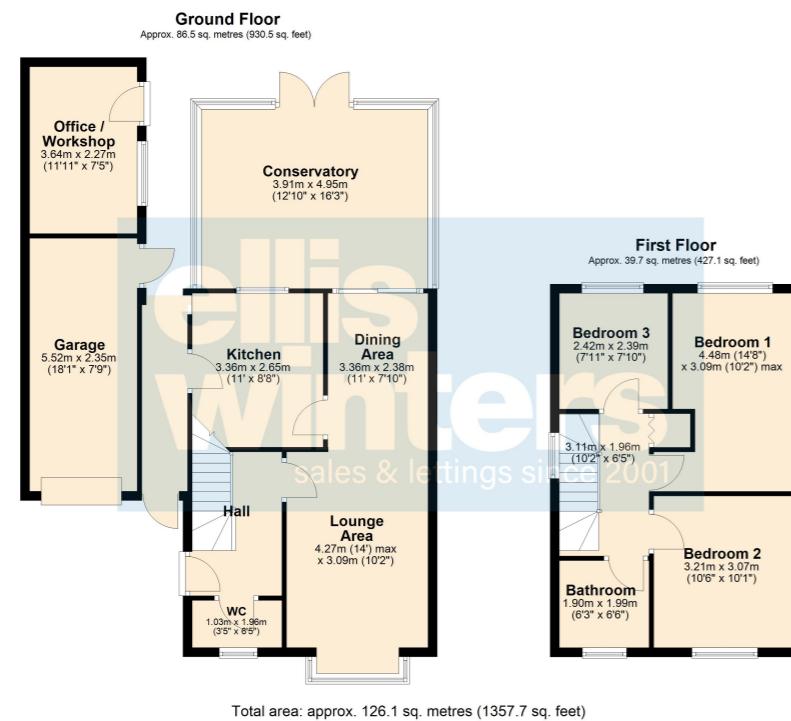
To arrange a viewing call us now on 01354 694900

This delightful THREE-BEDROOM DETACHED family home offers both comfort and convenience and has ample OFF-ROAD PARKING, plus space for a caravan! The ground floor features a welcoming kitchen and OPEN-PLAN living and dining areas create the perfect space for family gatherings. A convenient ground floor cloakroom adds to the practicality of this family home. Upstairs, you'll find three well-proportioned bedrooms alongside a bathroom. The generously sized rear garden provides the ideal setting for both relaxation and play, creating lasting memories for years to come. This is the perfect place to call home!

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Ground Floor

WC

1.96m (6'5") x 1.03m (3'5")
Fitted with a low level wc and hand wash basin. Window to front

Kitchen

3.36m (11') x 2.65m (8'8")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with an extractor over, plumbing for washing machine, window to rear, door to garden

Lounge Area

4.27m (14') max x 3.09m (10'2")
Box bay window to front, open plan to

Dining Area

3.36m (11') x 2.38m (7'10")
Patio door into conservatory

Conservatory

4.95m (16'3") x 3.91m (12'10")
Brick and upvc construction with double doors out to garden

First Floor

Bedroom 1

4.48m (14'8") x 3.09m (10'2") max
Window to rear

Bedroom 2

3.21m (10'6") x 3.07m (10'1")
Window to front

Bedroom 3

2.42m (7'11") x 2.39m (7'10")
Window to rear

Bathroom

1.99m (6'6") x 1.90m (6'3")
Fitted with a 'p' shaped bath with mains shower over, low level wc and hand wash basin. Window to front

Outside

To the front of the property, the garden area is enclosed by hedging and is laid to gravel for additional parking. The driveway is also gravelled.

The single Garage 5.52m (18'1") x 2.35m (7'9") has standard up and over door, power and light. There is an area fitted with wall and base units with space for an additional fridge/freezer if required. The loft area is boarded for additional storage. A courtesy door to the side leads to the garden. Directly behind the garage is the Office / Workshop 3.64m (11'11") x 2.27m (7'5") which is a versatile room and also has power and light, plus an electric wall mounted heater.

The rear garden is laid to lawn with patio area

Agents Note

Our seller advises that a new boiler was installed in 2024 and new windows and doors to the property (excluding the conservatory) were installed in 2021. A new oven has also been installed this year.

Tenure Freehold
Council Tax band C
EPC C

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 plus 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

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