

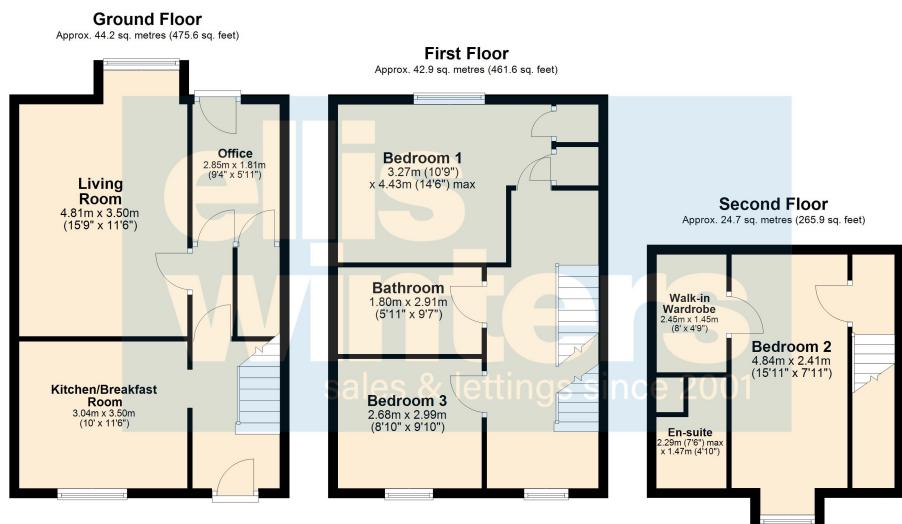
# £220,000

High Street, Chatteris, Cambs PE16 6NP



To arrange a viewing call us now on 01354 694900

Offered with NO FORWARD CHAIN, this deceptively spacious THREE-BEDROOM SEMI-DETACHED house is tucked into a convenient location close to a wide range of amenities. The property benefits from a fully enclosed garden and OFF-ROAD PARKING. Inside, the ground floor comprises a kitchen/breakfast room, a living room, and a separate OFFICE. On the first floor you'll find two double bedrooms and a family bathroom, while the second floor hosts a further bedroom with an EN-SUITE and a walk-in wardrobe.



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#### Ground Floor

##### Kitchen/Breakfast Room 3.50m (11'6") x 3.04m (10')

Fitted with a matching range of wall and base units housing range style cooker, plumbing for washing machine and space for under counter fridge and freezer, single sink and drainer, tiled floor and window to front

#### Services

Mains gas, electricity, water and drainage. The property has gas fired central heating

Tenure Freehold  
Council Tax Band B  
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 + 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.



#### Living Room

##### 4.81m (15'9") x 3.50m (11'6") Box bay window to rear, feature fireplace

#### Office

##### 2.85m (9'4") x 1.81m (5'11") Under stairs cupboard, door out to garden

#### First Floor

#### Bedroom 1

##### 4.43m (14'6") max x 3.27m (10'9") Window to rear

#### Bedroom 3

##### 2.99m (9'10") x 2.68m (8'10") Window to front

#### Bathroom

##### 2.91m (9'7") x 1.80m (5'11") Fitted with a panelled bath, low level wc and hand wash basin

#### Second Floor

#### Bedroom 2

##### 4.84m (15'11") x 2.41m (7'11") Window to front

#### Walk-in Wardrobe

##### 2.45m (8') x 1.45m (4'9")

#### En-suite

##### 2.29m (7'6") max x 1.47m (4'10") Fitted with a single shower cubicle, low level wc and hand wash basin.

#### Outside

To the rear, the garden is low maintenance with storage shed and shrub borders. A rear gate leads to the allocated parking space



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