

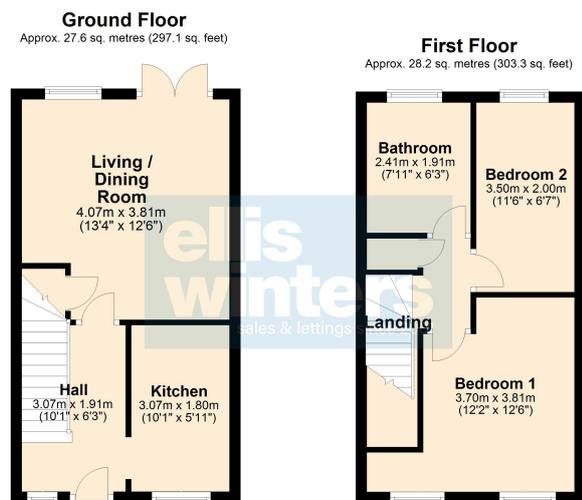
# £210,000

Kingfisher Close, Chatteris, Cambridgeshire PE16 6TP



**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this well-presented two-bedroom home combines comfortable living with everyday practicality. Inside, you will find a modern kitchen and a spacious lounge/diner ideal for family life and entertaining. Upstairs there are two well-proportioned bedrooms and a contemporary shower room. The property benefits from a garden to the rear with field views, while to the front there is off-road parking and a garage to the rear, providing secure parking and additional storage. A convenient location with easy access to local amenities and transport links makes this a compelling option for first-time buyers, downsizers, or investors seeking a straightforward move.



Total area: approx. 55.8 sq. metres (600.3 sq. feet)

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## GROUND FLOOR

**Living/Dining Room**  
4.07m (13'4") x 3.81m (12'6")  
Window to rear, under stairs storage cupboard, double doors out to garden.

**Kitchen**  
3.07m (10'1") x 1.80m (5'11")  
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated fridge/freezer, plumbing for washing machine, 1½ sink and drainer, window to front.



## FIRST FLOOR

**Bedroom 1**  
3.81m (12'6") x 3.70m (12'2")  
Two windows to front.

**Bedroom 2**  
3.50m (11'6") x 2.00m (6'7")  
Window to rear.



**Bathroom**  
2.41m (7'11") x 1.91m (6'3")  
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

## OUTSIDE

The front garden is open plan and can provide additional parking, if required. To the rear of the property is a single garage which has standard up and over door, power and light. There is a courtesy door from the garage into the garden.

To the rear, the garden is laid to lawn with patio area.

## SERVICES

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



**Freehold**  
Fenland District Council tax band A  
Energy rating 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 £40 plus VAT per transaction (£48 inc VAT), 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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