

# £220,000

Tern Gardens, Chatteris, Cambridgeshire PE16 6DX

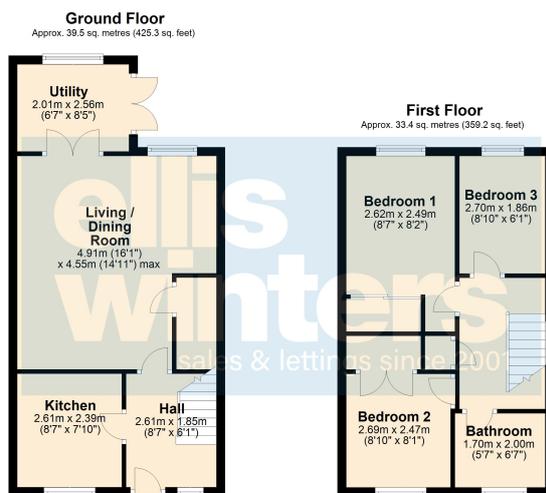


**To arrange a viewing call us now on 01354 694900**

This three bedroom end of terrace home offers a bright and practical layout with generous living space throughout. At the front of the property sits a modern fitted kitchen, while to the rear you'll find a spacious lounge/diner with plenty of room for both relaxing and entertaining. A separate utility room adds valuable extra storage and convenience. Upstairs, the property provides three bedrooms and a contemporary family bathroom, creating a comfortable and functional living arrangement.

Outside, there is off road parking and a good sized rear garden, ideal for outdoor dining, play space, or future landscaping.

This is a well located home offering excellent space inside and out, perfect for buyers looking for a move in ready property.



Total area: approx. 72.9 sq. metres (784.5 sq. feet)

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### GROUND FLOOR

**Kitchen**  
2.61m (8'7") x 2.39m (7'10")  
Re-fitted with a modern range of wall and base units complete with freestanding electric cooker, plumbing for washing machine and dishwasher, nearly new gas boiler (installed December 2025), space for fridge/freezer and window to front.



**Living / Dining Room**  
7.12m (23'4") x 4.55m (14'11") max.  
Window to rear, laminate floor, double doors into utility.

**Utility**  
2.56m (8'5") x 2.01m (6'7")  
Worktop with space for tumble drier and fridge, freezer, door out to garden.



### FIRST FLOOR

**Bedroom 1**  
2.62m (8'7") x 2.49m (8'2")  
Window to rear, fitted wardrobe.

**Bedroom 2**  
2.69m (8'10") x 2.47m (8'1")  
Window to front, fitted wardrobe.

**Bedroom 3**  
2.70m (8'10") x 1.86m (6'1")  
Window to rear.



**Bathroom**  
2.00m (6'7") x 1.70m (5'7")  
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to front.

### OUTSIDE

A driveway to one side provides ample off road parking and the larger than average rear garden has an enclosed patio area just outside the back door, with the balance laid to lawn and an additional patio at the rear of the garden.



### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. The gas boiler was only recently installed in December 2025.

Freehold  
Energy rating TBC  
Fenland District Council tax band

### 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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