

£170,000

Tern Gardens, Chatteris, Cambridgeshire PE16 6DX

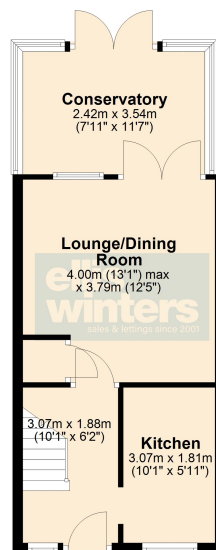


To arrange a viewing call us now on 01354 694900

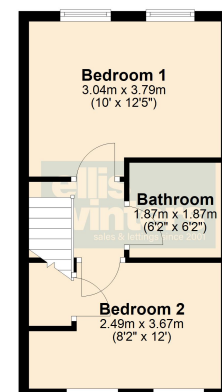
Offered for sale with NO FORWARD CHAIN, this two bedroom mid terrace property is an ideal first time or investment buy and has the bonus of a GOOD SIZE GARDEN plus allocated PARKING.

The accommodation comprises modern kitchen, lounge/dining room, conservatory, two double bedrooms and family bathroom.

#### Ground Floor



#### First Floor



# £170,000

Tern Gardens, Chatteris, Cambridgeshire PE16 6DX



## GROUND FLOOR

### KITCHEN

3.07m (10'1") x 1.81m (5'11")

Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, window to front.

### LOUNGE/DINING ROOM

4.00m (13'1") max. x 3.79m (12'5")

Storage cupboard, window to rear, double doors into conservatory.

### CONSERVATORY

Brick and upvc construction with double doors out to garden.

## FIRST FLOOR

### BEDROOM 1

3.79m (12'5") x 3.04m (10')

Two windows to rear.

### BEDROOM 2

3.67m (12') x 2.49m (8'2") plus 0.08m (0'3") x 0.08m (0'3")

Two windows to front, over stairs airing cupboard.

### BATHROOM

1.87m (6'2") x 1.87m (6'2")

Fitted with a panelled bath which has electric shower over, low level WC and hand wash basin.

## OUTSIDE

The front garden is enclosed by hedging and there are two allocated parking spaces to one side of the property. To the rear the good size garden is laid mainly to lawn with patio area and storage shed.

## SERVICES

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

## TENURE

Freehold

Fenland District Council tax band A  
Energy rating D

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.



Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)