

£230,000

Fillenham Way, Chatteris, Cambridgeshire PE16 6FX



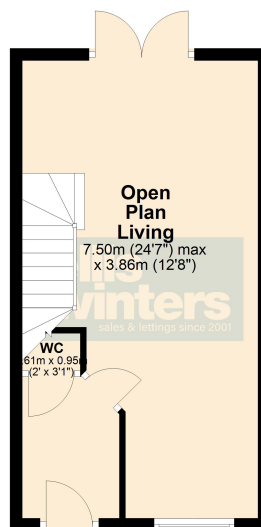
To arrange a viewing call us now on 01354 694900

NEARLY NEW - this two bedroom semi detached house is only 18 months old and has a good size garden to the rear plus off road parking directly to the front.

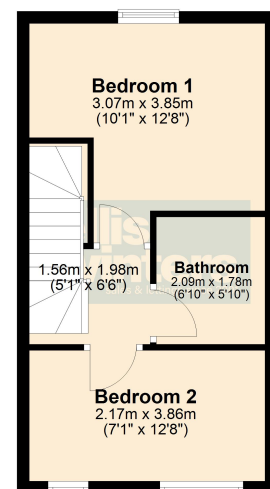
The accommodation comprises open plan living with kitchen and dining area to the front, ground floor WC.

Upstairs there are two good size bedrooms plus the family bathroom.

Ground Floor



First Floor



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GROUND FLOOR

WC

0.95m (3'1") x 0.61m (2')
Fitted with a low level WC and hand wash basin.

OPEN PLAN LIVING

7.50m (24'7") max. x 3.86m (12'8")

KITCHEN AREA

Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, breakfast bar, window to front.

LIVING AREA

Stairs rising to first floor, double doors leading out to rear garden.



FIRST FLOOR

BEDROOM 1

3.85m (12'8") x 3.07m (10'1")
Window to rear. Storage cupboard.

BEDROOM 2

3.86m (12'8") x 2.17m (7'1")
Two windows to front.

BATHROOM

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



OUTSIDE

The front garden is block paved to provide off road parking for two vehicles. To the rear the garden is laid to lawn with patio areas and storage shed.

SERVICES

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



AGENTS NOTES

Please note once the development is complete which is estimated to be in approx. 4 yrs time, a Management Company will be set up and an annual charge will be payable for maintenance of common areas. No charges have yet been agreed.

Under Section 21 of the Estate Agency Act 1979, we must disclose that the vendors of this property are close friends of a member of staff employed by Ellis Winters.

TENURE

Freehold

Fenland District Council tax band B

Energy rating B

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.

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