

Offers over  
**£200,000**

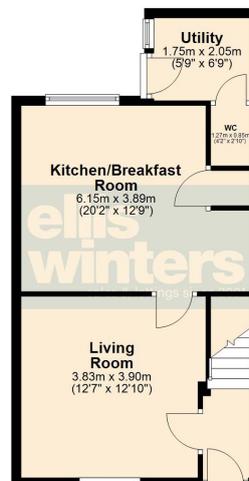
West Street, Chatteris, Cambridgeshire PE16 6HP



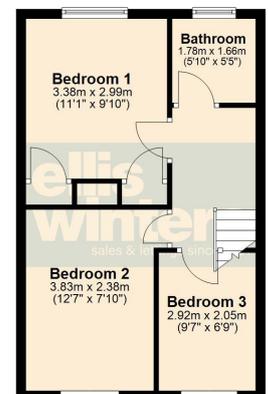
To arrange a viewing call us now on 01354 694900

Welcome to this generously sized three-bedroom mid-terrace house, ideal for family living. Step inside to discover a bright and airy modern kitchen/diner, perfect for family meals and entertaining. The inviting living room provides a cozy space to relax, while a convenient utility room and cloakroom add practicality to your daily routine. Upstairs, you'll find three comfortable bedrooms, complemented by a family shower room designed for ease and comfort. Outside, enjoy the benefits of good-sized front and rear gardens, offering a lovely outdoor retreat, along with convenient parking at the rear. This home truly combines space, functionality, and a welcoming atmosphere-perfect for creating lasting family memories!

**Ground Floor**  
Approx. 47.3 sq. metres (508.7 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 84.0 sq. metres (903.8 sq. feet)

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#### GROUND FLOOR

**Living Room**  
3.90m (12'10") x 3.83m (12'7")  
Window to front, feature fireplace housing electric fire, laminate flooring.

**Kitchen/Breakfast Room**  
6.15m (20'2") x 3.89m (12'9")  
Re-fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, pantry cupboard, under stairs cupboard. Window to rear.

**WC**  
1.27m (4'2") x 0.85m (2'10")  
Fitted with a low level wc.

**Utility**  
2.05m (6'9") x 1.75m (5'9")  
Base unit, window to side, door out to garden.



#### FIRST FLOOR

**Bedroom 1**  
3.38m (11'1") x 2.99m (9'10")  
Window to rear, fitted wardrobes.

**Bedroom 2**  
3.83m (12'7") x 2.38m (7'10")  
Window to front.

**Bedroom 3**  
2.92m (9'7") x 2.05m (6'9")  
Window to front.

**Bathroom**  
Fitted with a single corner shower cubicle, low level wc and hand wash basin. Window to rear.



#### OUTSIDE

The extensive front garden has feature tree, lawn and flower borders. To the rear, the garden is also laid mainly to lawn with shrub borders. A rear gate leads to the parking area.

#### SERVICES

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

Freehold

Energy rating C

Fenland District Council tax band A

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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