

# £249,995

Birch Avenue, Chatteris, Cambridgeshire PE16 6JJ

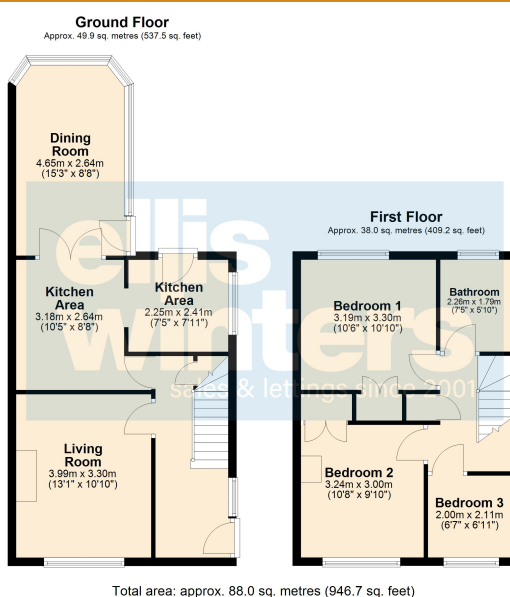


**To arrange a viewing call us now on 01354 694900**

Nestled in a desirable location, this deceptively spacious, extended three-bedroom semi-detached house offers a wonderful opportunity to create lasting family memories, as it has for the current owners for many years. The well-proportioned accommodation boasts separate living and dining rooms, providing flexible living spaces. A generous kitchen caters to the heart of the home, while upstairs you'll find three bedrooms and a modern, stylishly appointed bathroom.

Outside, ample off-road parking graces the front of the property. To the rear, discover a beautiful, established garden, complete with a dedicated vegetable growing area – perfect for green-fingered enthusiasts!

This home is ready to welcome its next chapter.



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## GROUND FLOOR

**Living Room**  
3.99m (13'1") x 3.30m (10'10")  
Window to front, feature electric wall mounted fire.

**Kitchen Area**  
3.18m (10'5") x 2.64m (8'8")  
In two parts, this portion is fitted with a matching range of wall and base units with space for a fridge/freezer, open plan to:

**Kitchen Area** 2.41m (7'11") x 2.25m (7'5")  
Also fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine and space for tumble drier, freestanding cooker, wall mounted gas boiler, window to side, door out to garden.

**Dining Room**  
4.65m (15'3") x 2.64m (8'8")  
Windows to rear and side, door out to garden.



## FIRST FLOOR

**Bedroom 1**  
3.30m (10'10") x 3.19m (10'6")  
Window to rear, fitted wardrobes.

**Bedroom 2**  
3.24m (10'8") x 3.00m (9'10")  
Window to front, fitted wardrobes.

**Bedroom 3**  
2.11m (6'11") x 2.00m (6'7")  
Window to front.

**Bathroom**  
2.26m (7'5") x 1.79m (5'10")  
Fitted with a panelled bath with electric shower over, wash hand basin set within vanity unit, low level wc and heated towel rail.  
Window to rear.



## OUTSIDE

The front garden is open plan, laid to gravel to provide off road parking.

To the rear, the beautifully presented garden benefits from a shaped lawn, flower and shrub borders plus an extensive paved patio area.

There is an additional portion of garden used as a veggie area which also has a storage shed.

## SERVICES

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

Freehold  
Fenland District Council tax band B  
Energy rating - C

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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