

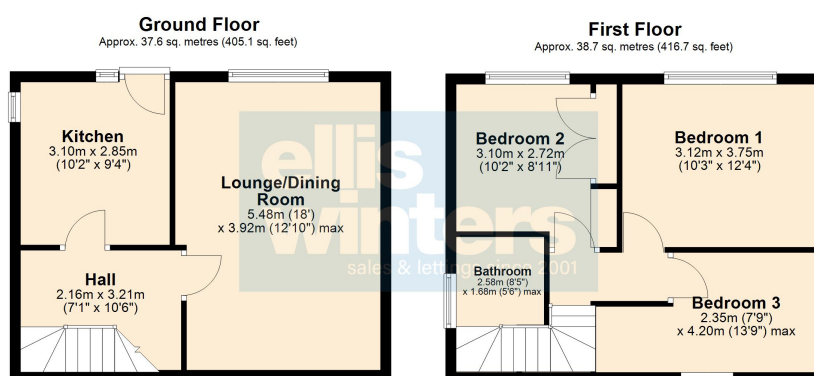
# £220,000

West Park Street, Chatteris, Cambridgeshire PE16 6AL



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

Nestled away, this deceptively spacious three-bedroom semi-detached house offers a charming and private retreat. Boasting a lovely courtyard garden, perfect for relaxing and entertaining, this property provides a comfortable and inviting living space. Inside, you'll find a welcoming lounge/dining room complete with a working open fireplace, creating a cosy and inviting atmosphere. The accommodation also includes a well-equipped kitchen, three bedrooms, and a family bathroom, making this an ideal home for families or first-time buyers.



Total area: approx. 76.3 sq. metres (821.8 sq. feet)

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## GROUND FLOOR

**Lounge/Dining Room**  
5.48m (18') x 3.92m (12'10") max.  
Lovely old working open fireplace, exposed floorboards, window to rear.

**Kitchen**  
3.10m (10'2") x 2.85m (9'4")  
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, 1½ sink and drainer, space for fridge, plumbing for washing machine, windows to both side and rear, door out to garden.



## FIRST FLOOR

**Bedroom 1**  
3.75m (12'4") x 3.12m (10'3")  
Window to rear.

**Bedroom 2**  
3.10m (10'2") x 2.72m (8'11") plus 0.05m  
Window to rear, fitted wardrobes.

**Bedroom 3**  
4.20m (13'9") max. x 2.35m (7'9")  
Window to front.



**Bathroom**  
2.58m (8'5") x 1.68m (5'6") max. plus 0.05m (0'2") x 0.05m (0'2")  
Fitted with panelled bath which has mixer tap shower, low level wc and hand wash basin.  
Window to side.



## OUTSIDE

The property is accessed via a private driveway and there is a small courtyard cottage style garden to the rear with feature paving and established border. There is also a storage shed.



## SERVICES

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

## AGENTS NOTE

Please note there is no off road parking with this property but ample on street.

Fenland District Council tax band B  
Energy rating TBA

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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