

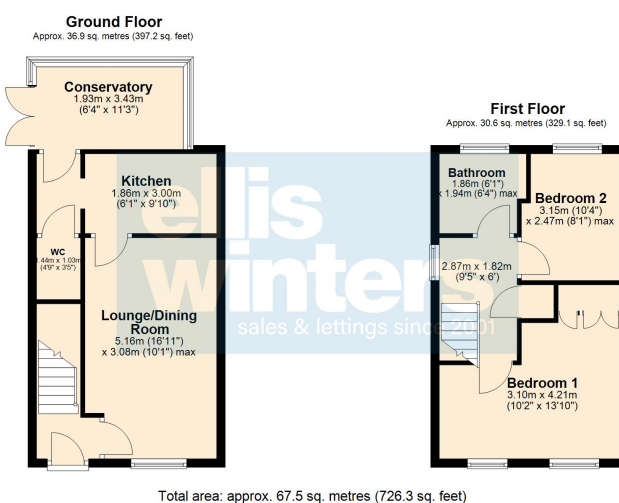
# £197,500

Saddlers Way, Chatteris, Cambridgeshire PE16 6BL



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

Step into this well-presented, two-bedroom end-terrace home, conveniently located near a wealth of amenities. Boasting a surprisingly large rear garden, this property offers the perfect blend of comfort and convenience. Inside, you'll find a welcoming lounge/diner, a well-equipped kitchen, and a bright and airy conservatory, perfect for relaxing. A ground floor cloakroom adds to the practicality of the layout. Upstairs, two generously sized double bedrooms await, along with a family bathroom. Enjoy the ease of an allocated parking space. This home is an ideal opportunity for first-time buyers, downsizers, or investors seeking a well-maintained property in a desirable location. Don't miss out!



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## GROUND FLOOR

Lounge/Dining Room  
5.16m (16'11") x 3.08m (10'1") max.  
Window to front.

Kitchen  
3.00m (9'10") x 1.86m (6'1")  
Fitted with a matching range of wall and base units housing double electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher and space for fridge/freezer. Window to rear.

Conservatory  
3.43m (11'3") x 1.93m (6'4")  
Brick and upvc construction, plumbing for washing machine and space for tumble drier. Double doors out to garden.

WC  
1.44m (4'9") x 1.03m (3'5")  
Fitted with a low level wc and hand wash basin.

## FIRST FLOOR

Bedroom 1  
4.21m (13'10") x 3.10m (10'2")  
Two windows to front, fitted wardrobe.

Bedroom 2  
3.15m (10'4") x 2.47m (8'1") max.  
Window to rear.

Bathroom  
1.94m (6'4") max. x 1.86m (6'1")  
Fitted with a 'p' shaped bath which has mains shower over, low level wc and hand wash basin. Window to rear.

## OUTSIDE

The front garden is open plan and laid to lawn. To the rear the larger than average south facing garden is paved for ease of maintenance. There is one allocated parking space.

## AGENTS NOTE

Please note there are maintenance charges associated with the parking area which amount to £68 pcm.

## SERVICES

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

Fenland District Council tax band A  
Energy rating TBC

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)