

£220,000

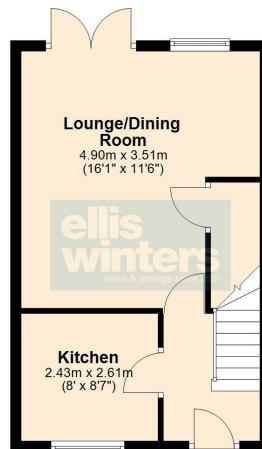
Gull Way, Chatteris, Cambridgeshire PE16 6DT



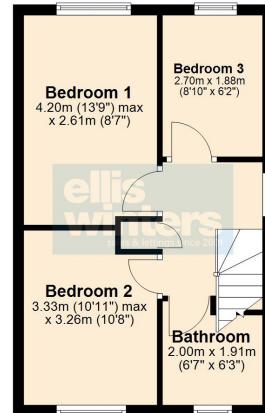
To arrange a viewing call us now on 01354 694900

Nestled in a HIGHLY DESIRABLE LOCATION, a stone's throw from convenient amenities, this charming property exudes warmth and a sense of well-loved history. Prepare to be captivated by the glorious, SOUTH-FACING GARDEN, a meticulously manicured haven boasting a stunning array of mature plants that create a vibrant and tranquil oasis. Inside, the comfortable accommodation comprises a well-equipped kitchen, a spacious and inviting lounge/diner perfect for relaxation and entertaining, THREE comfortable bedrooms, and a family bathroom. A driveway to the side of the property provides ample OFF-ROAD PARKING, completing this delightful home. Don't miss the opportunity to make this your own!

Ground Floor
Approx. 33.8 sq. metres (363.9 sq. feet)



First Floor
Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 70.3 sq. metres (756.3 sq. feet)

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Ground Floor

Kitchen

2.61m (8'7") x 2.43m (8')

Fitted with a matching range of wall and base units housing freestanding cooker and having plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, window to front/

Lounge/Dining Room

4.90m (16'1") x 3.51m (11'6")

Window to rear, under stairs storage cupboard, double doors out to garden

First Floor

Bedroom 1

4.20m (13'9") max x 2.61m (8'7")

Window to rear

Bedroom 2

3.33m (10'11") max x 3.26m (10'8")

Window to front

Bedroom 3

2.70m (8'10") x 1.88m (6'2")

Window to rear

Bathroom

2.00m (6'7") x 1.91m (6'3")

Fitted with a panelled bath with electric shower over, low level wc and hand wash basin. Window to front

Outside

The front garden is open plan and stocked with a variety of plants. A driveway to one side provides off road parking for at least two vehicles.

To the rear, the south facing cottage style garden has shaped lawn, patio and bbq areas, storage shed and is stocked with a variety of plants.

Services

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

Agents Note

This property is within walking distance of a local play area, library, the town centre and Aldi supermarket.

Tenure Freehold

Council Tax B

Energy rating D

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

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