

£260,000

Westbourne Road, Chatteris, Cambridgeshire PE16 6HG



To arrange a viewing call us now on 01354 694900

Discover the potential of this EXTENDED three-bedroom semi-detached home, offering GENEROUS living space and future customization for your dream living environment. The ground floor features a welcoming, spacious living room, a well-appointed kitchen, and a versatile family room that could easily serve as an additional bedroom. A convenient ground-floor bathroom adds practicality and ease of access. Upstairs, you'll find three ample bedrooms and a separate shower room, providing comfortable accommodation for family and guests. The vehicle-friendly off-road parking is a valuable bonus, with gardens ready to be transformed into your own tranquil haven.

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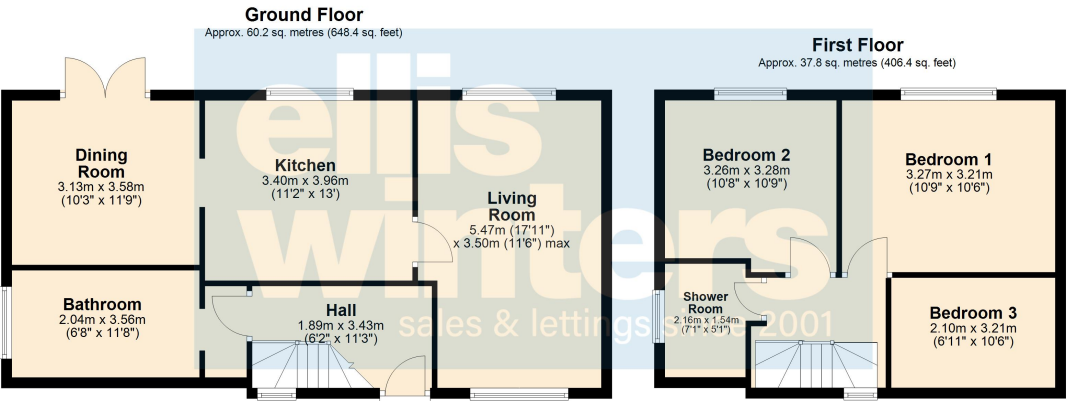
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Total area: approx. 98.0 sq. metres (1054.7 sq. feet)

GROUND FLOOR

Living Room
5.47m (17'11") x 3.50m (11'6") max.
Dual aspect windows to both front and rear,
feature fireplace, laminate flooring.

Kitchen
3.96m (13') x 3.40m (11'2")
Fitted with a matching range of wall and base
units housing range style cooker with
extractor hood over, space for fridge/freezer,
plumbing for washing machine, island, tiled
floor, window to rear.

Dining Room/ Bedroom 4
3.58m (11'9") x 3.13m (10'3")
Double doors out to rear garden.

Bathroom
3.56m (11'8") x 2.04m (6'8")
Fitted with a freestanding roll top bath, low
level wc and hand wash basin set within
vanity unit. Window to side.

FIRST FLOOR

Bedroom 1
3.27m (10'9") x 3.21m (10'6")
Window to rear.

Bedroom 2
3.28m (10'9") x 3.26m (10'8")
plus 0.94m (3'1") x 0.94m (3'1")
Window to rear and side.

Bedroom 3
3.21m (10'6") x 2.10m (6'11")
Window to front.

Shower Room
2.16m (7'1") x 1.54m (5'1")
plus 0.94m (3'1") x 0.94m (3'1")
Fitted with a single shower cubicle, low level
wc and hand wash basin. Window to side.

OUTSIDE

The front garden is enclosed by a low level
wall and a driveway to one side provides off
road parking. To the rear, the garden has
two storage sheds, lawn and decked patio
which requires repair/removal.

SERVICES

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

Freehold
Fenland District Council tax band B
Energy rating D

Buyer ID Checks
To meet legal requirements, we must verify
the identity of all buyers. Our partner,
Simplify, will handle this process and will
contact you directly once your offer is
accepted, subject to contract, to collect the
necessary details and payment.
The cost is £40 + VAT (£48) per transaction,
payable upon offer acceptance. A
memorandum of sale can only be issued
once these checks are complete.

Our team will guide you through the process
when you make an offer on a property.

Disclaimer
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we strive for accuracy, measurements,
descriptions, and other information are
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diligence before making any decisions.

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