

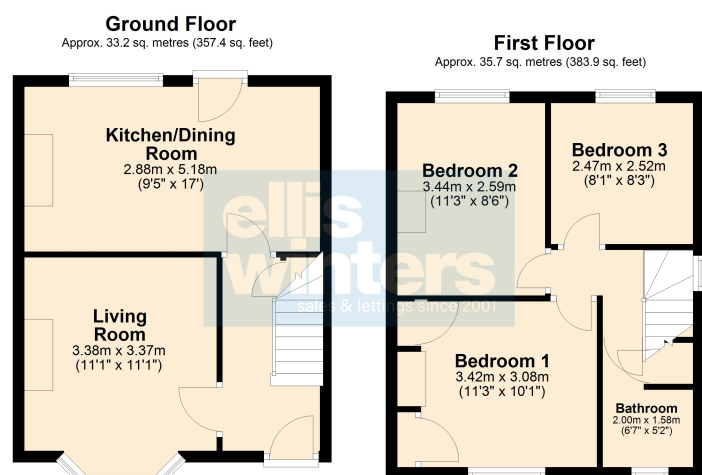
£180,000

Burnsfield Estate, Chatteris, Cambridgeshire PE16 6ET



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this well-loved three-bedroom semi-detached home sits overlooking a green and has been cherished by the same family for many years. This family home features a comfortable living room, a spacious kitchen/diner, and three good-sized bedrooms served by a family bathroom. Outside, there is a good-sized rear garden ideal for outdoor entertaining and gardening, plus potential for off-road parking at the front. A wonderful opportunity to make a long-term family home your own.



Total area: approx. 68.9 sq. metres (741.3 sq. feet)

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GROUND FLOOR

Living Room

3.38m (11'1") x 3.37m (11'1")

Bay window to front, feature electric fireplace.

Kitchen/Dining Room

5.18m (17') x 2.88m (9'5")

Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine and space for fridge/freezer, 1½ sink and drainer, windows to both side and rear, door out to garden.

FIRST FLOOR

Bedroom 1

3.42m (11'3") x 3.08m (10'1")

Window to front, fitted alcove cupboards.

Bedroom 2

3.44m (11'3") x 2.59m (8'6")

Window to rear, fitted wardrobes.

Bedroom 3

2.52m (8'3") x 2.47m (8'1")

Window to rear.

Bathroom

2.00m (6'7") x 1.58m (5'2")

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Boiler cupboard. Window to front.

OUTSIDE

The property is enclosed by low level fencing and has a shrub border and gravelling. To the rear, the garden is low maintenance with feature shrubs, paving and gravel. There is a storage shed, garden wc and old coal shed.

SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

AGENTS NOTE

White goods can remain if required, and items of furniture are negotiable.

Freehold

Fenland District Council tax band A

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 £49 + VAT 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

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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