

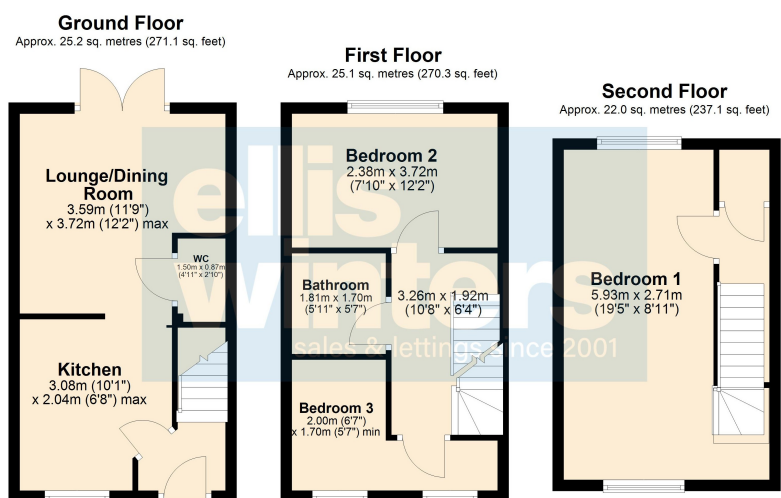
£235,000

Fillenham Way , Chatteris, Cambridgeshire PE16 6FX



To arrange a viewing call us now on 01354 694900

NO FORWARD CHAIN. This beautifully presented THREE BEDROOM town house benefits from a larger-than-average rear GARDEN and remains covered by the NHBC warranty. This gorgeous property features a modern kitchen, spacious lounge/diner, and a convenient ground-floor cloakroom. The first floor offers two bedrooms and a family bathroom, while the second floor reveals a fabulous master bedroom. A long driveway to the side provides OFF-ROAD PARKING, completing the appeal of this exceptional home.



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

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Ground Floor

Kitchen

3.08m (10'1") x 2.04m (6'8") max
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated fridge/freezer, plumbing for washing machine, 1 ½ sink and drainer, window to front



Lounge/Dining Room

3.72m (12'2") max x 3.59m (11'9")
Double doors out to rear garden

WC

1.50m (4'11") x 0.87m (2'10")
Fitted with a low level wc and hand wash basin

First Floor

Bedroom 2

3.72m (12'2") x 2.38m (7'10")
Window to rear

Bedroom 3

2.00m (6'7") x 1.70m (5'7") min
Two windows to front

Bathroom

Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to side



Second Floor

Bedroom 1

5.93m (19'5") x 2.71m (8'11")
Windows to both front and rear

Outside

To the front of the property there is an area of lawn and a driveway to one side provides off road parking. To the rear, the larger than average south facing garden is laid mainly to lawn with decked patio which has pergola over, additional separate paved area which the sellers have used for a hot tub base.



Services

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

Tenure Freehold

EPC B

Council Tax B

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

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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