

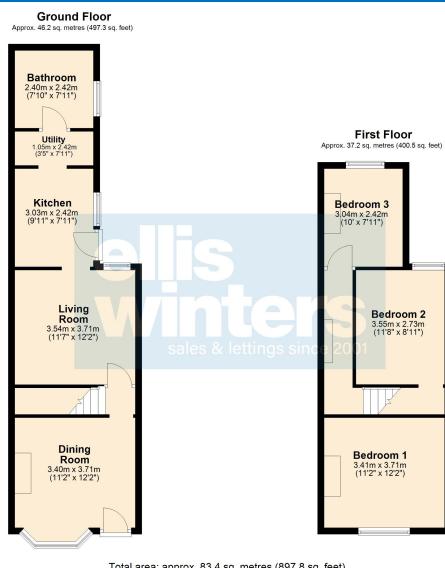
# £210,000

York Road, Chatteris, Cambridgeshire PE16 6EB



To arrange a viewing call us now on 01354 694900

This delightful THREE-BEDROOM SEMI-DETACHED family home offers deceptively spacious accommodation and excellent value for money. The ground floor features SEPERATE living and dining rooms, a well-equipped kitchen with a UTILITY area, and a convenient bathroom with both shower and bath options. Upstairs there are three generously sized bedrooms. To the rear, a good-sized garden boasts a HOT TUB, and a gate provides direct access to the park, making this an ideal family home in a wonderful setting.



# £210,000

York Road, Chatteris, Cambridgeshire PE16 6EB



#### Ground Floor

##### Dining Room

3.71m (12'2") x 3.40m (11'2")

Bay window to front

##### Living Room

3.71m (12'2") x 3.54m (11'7")

Window to rear, under stairs cupboard

##### Kitchen

3.03m (9'11") x 2.42m (7'11")

Fitted with a matching range of wall and base units housing eye level single oven, ceramic hob with extractor over, plumbing for dishwasher, window to side and door out to garden

##### Utility

2.42m (7'11") x 1.05m (3'5")

Space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler

#### Services

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

#### Tenure Freehold

Council Tax B

EPC 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.



#### Bathroom

Fitted with a corner bath, separate corner shower room, low level wc and hand wash basin. Window to side

#### First Floor

##### Bedroom 1

3.71m (12'2") x 3.41m (11'2")

Window to front, original feature cast iron fireplace

##### Bedroom 2

.55m (11'8") x 2.73m (8'11")

Window to rear, over stairs storage cupboard

##### Bedroom 3

3.04m (10') x 2.42m (7'11")

Window to rear

#### Outside

The front garden is enclosed by a low level wall with a pathway to one side leading to the front door. A side gate provides access to the rear garden which is laid to lawn, there are both paved and decked patio areas. The hot tub will remain. A rear gate provides access straight into the park

**ellis winters** 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)