

Offers in Region of  
**£195,000**

Beaufort Drive, Chatteris, Cambridgeshire PE16 6RW



**To arrange a viewing call us now on 01354 694900**

**\*\* ON COMPLETION THE VENDOR WILL RETURN £1,000 TOWARDS LEGAL COSTS \*\***

Offered for sale with **NO FORWARD CHAIN**, this stunning three bedroom detached house has been completely **REFURBISHED** by our seller and is incredibly stylish throughout.

Having the most fantastic and modern kitchen/diner with fully integrated appliances, separate living room with access to the garden area, ground floor shower room and bedroom. Upstairs there are two further double bedrooms, family bathroom and access to its own **ROOF GARDEN!**

This property is so **QUIRKY** with its outside space having a fully enclosed garden to the front, small courtyard garden at the rear plus the fabulous roof garden!

To complete the benefits of this property, there is off road **PARKING** and a quiet **CUL-DE-SAC** location. What more could you want?

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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#### GROUND FLOOR

##### HALL

Window to side, stairs rising to first floor.

##### LIVING ROOM

3.65m (12') x 3.60m (11'10")  
Window to front and door leading out to fully enclosed and private low maintenance garden.

##### KITCHEN/DINER

3.75m (12'4") x 3.14m (10'4")  
Fitted with a modern high gloss range of wall and base units housing range style gas/electric cooker with extractor hood over, integrated washing machine and fridge, wall mounted gas boiler, window to rear and door out to courtyard garden.

##### BEDROOM 3 / FAMILY ROOM

3.77m (12'4") x 2.31m (7'7")  
Window to front.

##### SHOWER ROOM

Fitted with a single cubicle with mains shower which also has rainwater shower head, low level WC and hand wash basin. Airing cupboard which houses the pressurised water system.

#### FIRST FLOOR

##### BEDROOM 1

3.65m (12') x 2.96m (9'9")  
Box window to front, and separate window to side. Complete with freestanding wardrobes.

##### BEDROOM 2

3.65m (12') x 3.14m (10'4")  
Windows to rear and side.

##### BATHROOM

Fitted with a panelled bath with mixer tap shower, low level WC and hand wash basin.

##### ROOF GARDEN

4.55m (15'3") x 3.68m (12'1")  
Decked area with feature lighting.

#### OUTSIDE

The fully enclosed front garden is low maintenance and ideal for pot plants and has feature lighting and gate to front.

The courtyard garden to the rear is also low maintenance and incredibly private.

#### SERVICES

Mains gas, electricity, water and drainage.

#### AGENTS NOTE

The roadway is private and currently the seller pays £39 per month in maintenance charges.

#### VIEWINGS

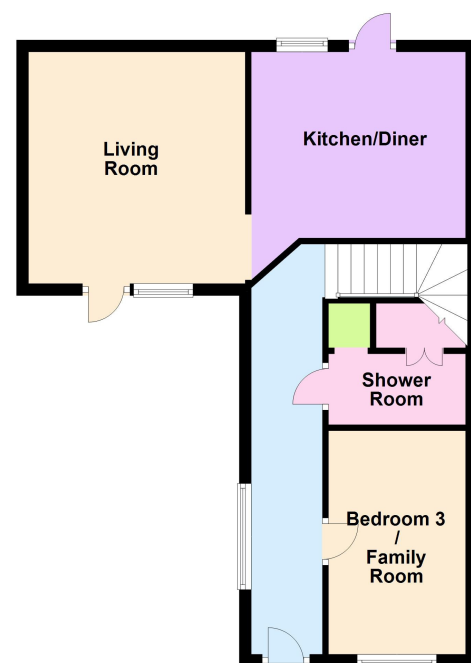
By arrangement with elliswinters&co

EPC rating - C

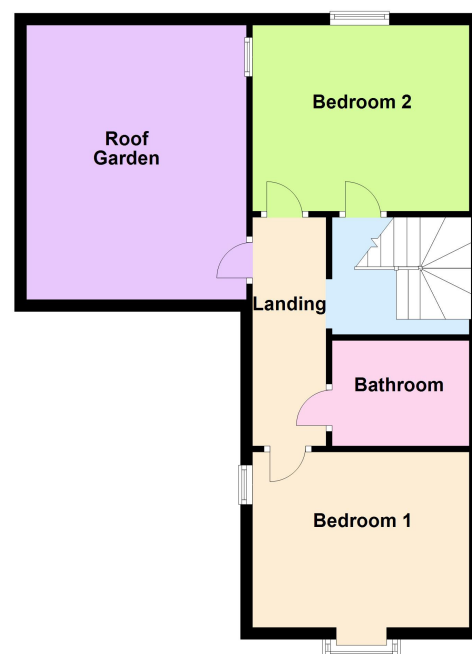
Council Tax band - B

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.

Ground Floor



First Floor



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