

Offers in Region of  
**£180,000**

Ash Grove, Chatteris, Cambridgeshire PE16 6NL



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

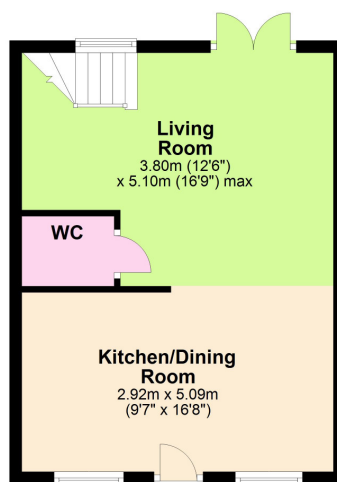
Simply **STUNNING**, this **BRAND NEW** two bedroom mid terrace cottage has modern open plan living with a fully integrated kitchen and a ground floor cloakroom. Upstairs, there are two bedrooms and the family bathroom.

Centrally located, this property is an **IDEAL FIRST TIME BUY** and is set close to many amenities.

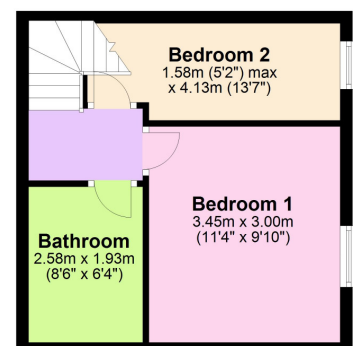
Finished to a **HIGH STANDARD**, this property has an abundance of natural light and has patio doors leading out to the rear **GARDEN**.

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**Ground Floor**



**First Floor**



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#### GROUND FLOOR

##### KITCHEN/DINING ROOM

5.09m (16'8") x 2.92m (9'7")

Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, wall mounted gas boiler, window to front.

#### VIEWINGS

By arrangement with elliswinters&co

EPC - B

Council Tax band - TBC

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.



##### LIVING ROOM

5.10m (16'9") max. x 3.80m (12'6")

Open plan to kitchen, window to rear, double doors out to garden.

##### WC

Fitted with a low level WC and hand wash basin.

#### FIRST FLOOR

##### BEDROOM 1

3.45m (11'4") x 3.00m (9'10")

Window to side.

##### BEDROOM 2

4.13m (13'7") x 1.58m (5'2")

Window to side.

##### BATHROOM

Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin set within vanity unit. Heated towel rail.

##### OUTSIDE

To the rear of the property is a courtyard garden which is low maintenance with patio area and area laid with astro turf. There is also an outside power socket.

##### SERVICES

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

##### DIRECTIONS

Proceed along the High Street and straight across the mini roundabout. Take the first left into Ash Grove and the property is on the immediate right.



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