



Ellingham Gardens, Chatteris, Cambs, PE16 6WB

VACANT POSSESSION - Beautifully Presented - Semi Detached House - 3 Bedrooms - Lounge & Kitchen/Diner - Ground Floor WC - First Floor Bathroom - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

£235,000



Ground Floor

Hall

Coving to ceiling, radiator and stairs to first floor.

Kitchen/Diner

4.25m (13'11") x 2.94m (9'8")
Fitted with a matching range of base and eye level units with worktop space over, electric hob and oven with extractor hood over, 1+1/2 bowl sink, integrated fridge, freezer and dishwasher, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, coving to ceiling and double glazed window and double doors to rear.

Lounge

4.68m (15'4") x 3.16m (10'4")
Double glazed window to front, radiator and coving to ceiling.

WC

Fitted with two-piece suite comprising, wash hand basin with tiled splashbacks and low-level WC, radiator and tiled flooring.

First Floor

Landing

Built in airing cupboard.

Bedroom 1

4.27m (14'0") x 2.75m (9")
Two double glazed windows to front, radiator and coving to ceiling.

Bedroom 2

2.91m (9'7") x 2.69m (8'8")
Double glazed window to rear, radiator and coving to ceiling.

Bedroom 3

2.91m (9'7") x 1.95m (6'5")
Double glazed window to rear, radiator and coving to ceiling.

Bathroom

Fitted with three piece comprising bath, wash hand basin and WC with hidden cistern, vinyl flooring, heated towel rail, coving to ceiling and double glazed window to side.

Outside

There is an enclosed rear garden which is mainly artificial grass with a patio area. There is a driveway which offers parking for two vehicles to the side leading to the single garage.

EPC Rating - C



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.