

Ellingham Gardens, Chatteris, Cambs, PE16 6WB

Semi-Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

£225,000



Ground Floor

Entrance Hall

Double glazed entrance door, laminate flooring, stairs to first floor and door to:

Lounge

4.60m (15'1") x 3.17m (10'5")
Double glazed bay window to front, laminate flooring, radiator and door to:

Kitchen/Breakfast Room

4.35m (14'3") x 4.01m (13'2")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, under-stairs storage cupboard, tiled flooring, ceiling spotlights, double glazed double doors to enclosed rear garden.

WC

Fitted with a two piece suite comprising low level WC and wash hand basin.

First Floor

Landing

Double glazed window to side, stairs to ground floor and airing cupboard.

Bedroom 1

4.26m (14') max x 2.71m (8'11")
Double glazed window to front, built-in double wardrobes and radiator.

Bedroom 2

3.02m (9'11") x 2.20m (7'3")
Double glazed window to rear and single radiator.

Bedroom 3

2.12m (7') x 2.05m (6'9")
Double glazed window to rear and single radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment and folding glass screen, wash hand basin with storage under and WC with hidden cistern, part tiled walls, heated towel rail and extractor fan.

Outside

The property has off road parking to the front and a small front garden laid to slate chippings with a side gate giving access to the enclosed rear garden which is mainly laid to lawn with patio area & pathway leading to the cabin (3m x 3m) which is fully insulated and has electric and lighting in addition to a timber shed.

The property also benefits from a Harvest Rainfall System which helps reduce running costs.

EPC Rating: C

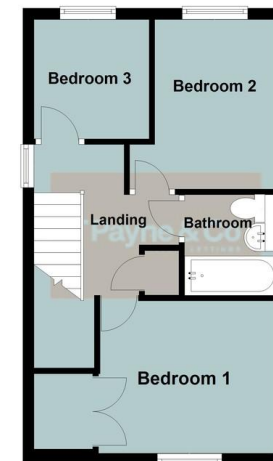
Ground Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 63.1 sq. metres (679.4 sq. feet)



Call to arrange a viewing **01354 696700** **TPayne & 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.