



Ellingham Gardens, Chatteris, Cambs, PE16 6WB

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

£210,000

Ground Floor

Entrance Hall
Double glazed entrance door, laminate flooring, radiator, stairs to first floor, door to

Lounge
4.60m (15'1") x 3.21m (10'6") max
Double glazed window to front, laminate flooring, radiator and door to:

Kitchen/Breakfast Room
4.29m (14'1") x 3.02m (9'11")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, 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, tiled flooring and double glazed double doors to endosed rear garden.

WC

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

First Floor

Landing
Stairs from first floor, airing cupboard and doors to:

Bedroom 1
4.29m (14'1") max x 2.71m (8'11")
Two double glazed windows to front and radiator.

Bedroom 2
2.96m (9'9") x 2.20m (7'3")
Double glazed window to rear and single radiator.

Bedroom 3
2.94m (9'8") x 1.98m (6'6") max
Double glazed window to rear and single radiator.

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin with storage under and part tiled walls, WC with hidden cistern, heated towel rail, extractor fan and double glazed window to side.

Outside

The property has a single garage and driveway to the side. A side gate gives access to the endosed rear garden.

EPC Rating: TBC



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.