



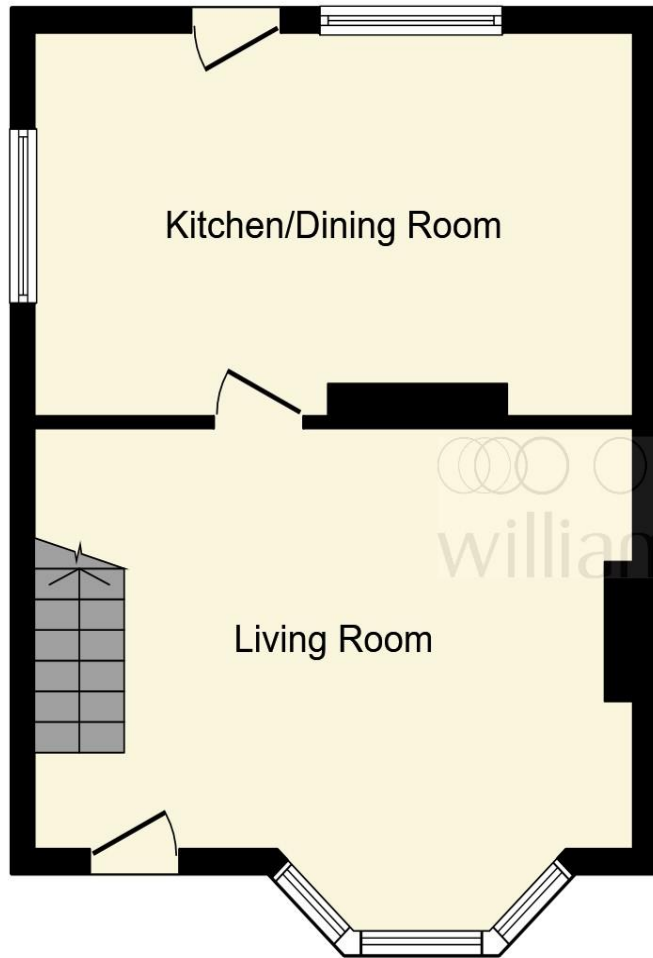
**Burnsfield Estate, Chatteris PE16 6ET**

**welcome to**

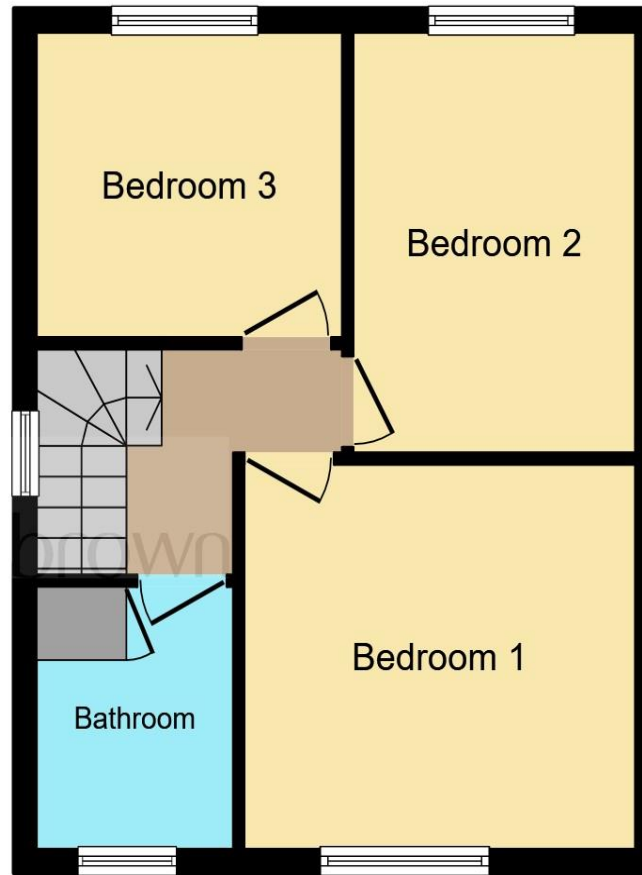
**Burnsfield Estate, Chatteris**

**\*THREE BEDROOM SEMI-DETACHED HOUSE\*\*MODERNISED KITCHEN\*\*SPACIOUS LOUNGE\*\*WALKING DISTANCE TO TOWN CENTRE\*\*LOCAL AMENITIES\***





**Ground Floor**



**First Floor**

**Lounge**

17' 3" Max. x 11' Max. ( 5.26m Max. x 3.35m Max. )

**Kitchen**

15' 7" x 9' 4" ( 4.75m x 2.84m )

**Bedroom 1**

11' 5" Max. x 9' 6" Max. ( 3.48m Max. x 2.90m Max. )

**Bedroom 2**

11' 2" Max. x 8' 5" Max. ( 3.40m Max. x 2.57m Max. )

**Bedroom 3**

8' 4" x 8' 8" ( 2.54m x 2.64m )

**Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Burnsfield Estate, Chatteris

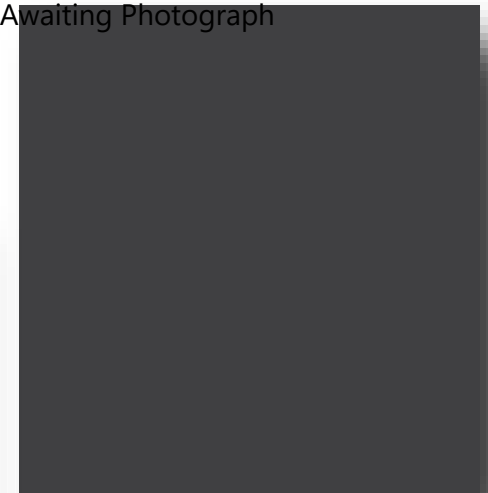
- THREE BEDROOM SEMI-DETACHED HOUSE
- PERFECT FOR FIRST TIME BUYERS
- MODERNISED KITCHEN
- GOOD SIZED REAR GARDEN
- LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaiting

**£200,000**



Awaiting Photograph



**view this property online** [williamhbrown.co.uk/Property/RSY105827](http://williamhbrown.co.uk/Property/RSY105827)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
RSY105827 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



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