

£200,000

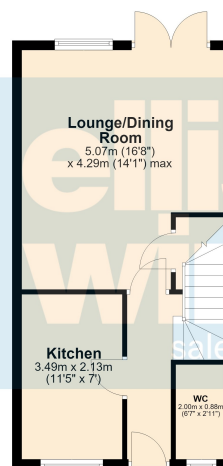
St. James Close, Chatteris, Cambs PE16 6FJ



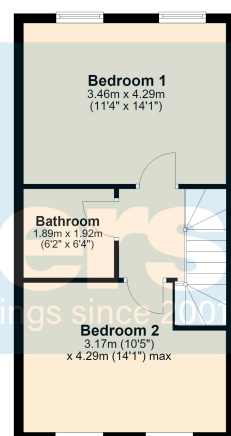
To arrange a viewing call us now on 01354 694900

This attractive modern TWO-BEDROOM SEMI-DETACHED home offers stylish and well-proportioned accommodation throughout, making it ideal for first-time buyers, small families, or investors alike; the ground floor comprises a WELL-EQUIPPED fitted kitchen, a bright and spacious lounge diner providing the perfect space for both everyday living and entertaining, along with a convenient CLOAKROOM, while upstairs features two generously sized double bedrooms and a contemporary family bathroom; externally, the property benefits from a private, ENCLOSED GARDEN offering a pleasant outdoor retreat, as well as the added advantage of two parking spaces, all conveniently situated within easy reach of a range of local amenities, including shops, schools, and transport links, enhancing the overall appeal of this well-presented home.

Ground Floor
Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 74.2 sq. metres (799.0 sq. feet)

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Ground Floor

Kitchen

3.49m (11'5") x 2.13m (7')
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, 1 ½ sink and drainer, window to front



Lounge/Dining Room

5.07m (16'8") x 4.29m (14'1") max
Window to rear, double doors out to garden, under stairs storage cupboard

WC

2.00m (6'7") x 0.88m (2'11")
Fitted with a low level wc and hand wash basin. Window to front.

First Floor

Bedroom 1

4.29m (14'1") x 3.46m (11'4")
Two windows to rear



Bedroom 2

4.29m (14'1") max x 3.17m (10'5")
Two windows to front

Bathroom

1.92m (6'4") x 1.89m (6'2")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.



Outside

There are two parking spaces with the property. To the rear, the garden is laid to lawn with patio area.

Services

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



Tenure Freehold

EPC C

Council Tax Band B

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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