

# £240,000

London Road, Chatteris,  
Cambridgeshire PE16 6AS

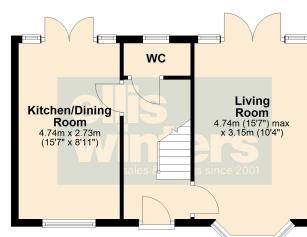


To arrange a viewing call us now on 01354 694900

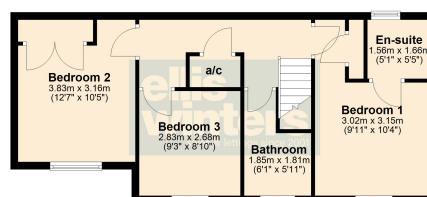
Offered for sale with NO FORWARD CHAIN, this DELIGHTFUL three bedroom link detached family home has been WELL MAINTAINED and presented throughout and has off road PARKING and a low maintenance rear garden.

The accommodation comprises kitchen/diner, living room, cloakroom, three double bedrooms, family bathroom, plus en-suite shower room.

Ground Floor



First Floor



**ellis winters**  
sales & lettings since 2001

# £240,000

London Road, Chatteris,  
Cambridgeshire PE16 6AS



## GROUND FLOOR

### HALL

Stairs rising to first floor, storage cupboard.

### WC

Fitted with a low level WC and hand wash basin. Window to rear.

### KITCHEN/DINING ROOM

4.74m (15'7") x 2.73m (8'11")

Fitted with a matching range of wall and base units housing freestanding gas cooker and having integrated dishwasher, washing machine, fridge and freezer. Window to front and double doors to rear with windows to each side.



### LIVING ROOM

4.74m (15'7") max. x 3.15m (10'4")

Window to front, feature fireplace housing electric fire, bay window to front, double doors at rear leading out to garden.



## FIRST FLOOR

### BEDROOM 1

3.15m (10'4") x 3.02m (9'11")

Window to front, fitted wardrobe.

### EN-SUITE

1.66m (5'5") x 1.56m (5'1")

Fitted with a single shower cubicle, low level WC and hand wash basin. Window to rear.



### BEDROOM 2

3.83m (12'7") x 3.16m (10'5")

Window to front, fitted wardrobes.

### BEDROOM 3

2.83m (9'3") x 2.68m (8'10")

Window to front.

### BATHROOM

1.85m (6'1") x 1.81m (5'11")

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to front.



## OUTSIDE

A gated driveway to one side provides off road parking and there is additional parking to the rear if required. The garden is low maintenance with a shaped lawn, gravel, arbour and shrub borders.

## SERVICES

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

## TENURE

Freehold

Fenland District Council Tax band C

Energy rating C

## 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 £40 + VAT per transaction, 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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

