



Ellingham Gardens, Chatteris, Cambs, PE16 6WB

Close To Local Amenities - New Build Semi Detached House - Three Storey - 3 Bedrooms - Kitchen/Breakfast Room & Lounge - Ground Floor WC, First Floor Bathroom & Second Floor En Suite - Driveway Parking - Enclosed Rear Garden - No Upward Chain - Call To View (01354) 696700

£285,000



Ground Floor

Hall

Entrance door, stairs to first floor and door to:

Lounge

4.44m (14'4") x 3.12m (10") max
Lounge Double glazed Bay window to front, double glazed window to side, underfloor heating, understairs storage cupboard and door to:

Kitchen/Breakfast Room

4.33m (14'1") x 4.09m (13'3")

Fitted with a matching range of eye and base level units, 1 ½ bowl stainless steel sink, hob and oven with extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, underfloor heating, double glazed double doors to rear and door to:

WC

Fitted with two-piece suite comprising vanity wash hand basin with storage under and low-

level WC, laminate flooring and underfloor heating.

First Floor

Landing

Double glazed window to front, boiler cupboard, radiator, stairs to second floor and door to:

Bedroom 2

4.09m (13'3") x 2.99m (9'8")
Two double glazed windows to rear, two radiators and laminate flooring.

Bedroom 3

3.79m (12'3") x 2.14m (6'10")
Double glazed window to front, laminate flooring and radiator.

Bathroom

Fitted with three-piece suite with comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail and double-glazed window to side.

Second Floor

Bedroom 1

6.19m (20'1") X 3.07m (9'9") max
Double glazed window to rear, radiator and door to:

En-suite

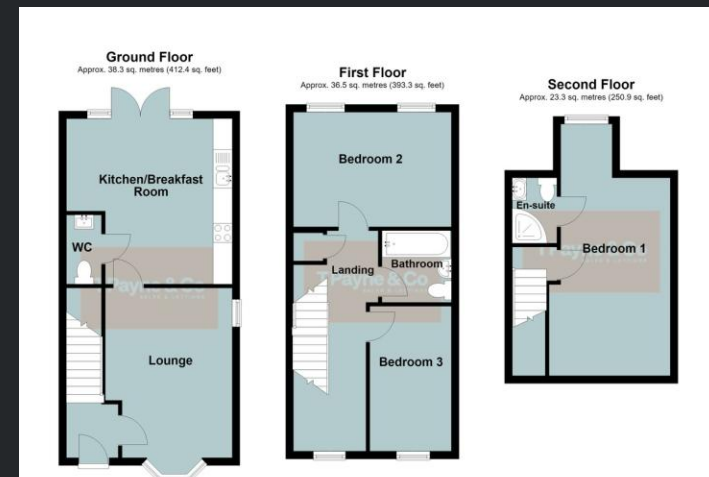
Fitted with three-piece suite comprising tiled corner shower enclosure, wash hand basin with storage under and low level WC, part tiled walls and heated towel rail.

Outside

The property has a driveway to the side and a garden to the rear which is laid to Indian sandstone patio and lawn.

EPC – TBC

Please note - the internal photographs are of a similar property and are for illustration purposes only and should not be relied upon.



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.