

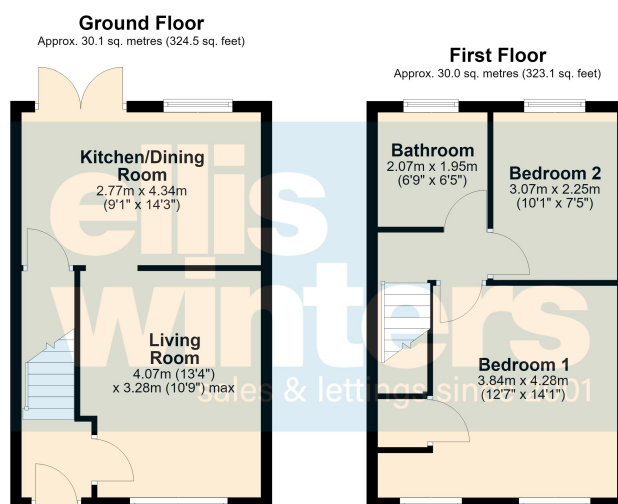
£190,000

Ellingham Gardens, Chatteris, Cambs PE16 6WB



To arrange a viewing call us now on 01354 694900

This well-presented TWO-BEDROOM SEMI-DETACHED home is tucked away within a quiet CUL-DE-SAC, conveniently located close to a range of local amenities. The property offers a comfortable living room and a spacious kitchen/diner to the rear, ideal for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms along with a modern bathroom. Outside, the property benefits from a driveway providing OFF-ROAD PARKING, while the enclosed rear garden offers a pleasant space to relax and enjoy the warmer months.



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

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Ground Floor

Living Room

4.07m (13'4") x 3.28m (10'9") max

Window to front, wooden flooring

Kitchen/Dining Room

4.34m (14'3") x 2.77m (9'1")

Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated dishwasher, fridge and freezer, plumbing for washing machine, gas boiler, tiled floor, window to rear and double doors out to garden



First Floor

Bedroom 1

4.28m (14'1") x 3.84m (12'7")

Two windows to front, over stairs cupboard

Bedroom 2

3.07m (10'1") x 2.25m (7'5")

Window to rear



Bathroom

2.07m (6'9") x 1.95m (6'5")

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Tiled floor, half tiled walls and window to rear

Outside

The front garden provides off road parking for two vehicles. To the side, the garden has a raised decked patio with balustrade with the balance laid to lawn.



Services

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



Tenure Freehold

Council Tax Band B

EPC 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 £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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