

# £170,000

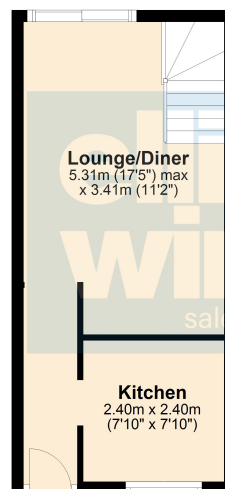
Blackthorn Close, Chatteris, Cambridgeshire PE16 6PE



**To arrange a viewing call us now on 01354 694900**

This BEAUTIFULLY PRESENTED one-bedroom mid terrace home offers STYLISH, CONTEMPORARY living throughout, ideal for first time buyers or investment purchasers alike. The property features a SLEEK and MODERN living room that provides a welcoming and comfortable space to relax, flowing through to a re fitted kitchen that is fully integrated with quality appliances and finished to a high standard. Upstairs, the fabulous galleried bedroom creates a real statement, complemented by a modern EN SUITE shower room with sleek fittings. Outside, the home continues to impress with a beautifully LANDSCAPED garden, perfect for outdoor entertaining, along with the added benefits of a single GARAGE and off road parking, making this an attractive and low maintenance home ready to move into.

Ground Floor



First Floor



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## GROUND FLOOR

**Kitchen**  
2.40m (7'10") x 2.40m (7'10")  
Fitted with a modern range of wall and base units fully integrated with NEFF hide and slide oven, microwave, fridge and freezer, granite worktops, plumbing for washing machine, window to front.

**Lounge/Diner**  
5.31m (17'5") max. x 3.41m (11'2")  
Patio doors out to garden, stairs rising to first floor, under stairs storage area, oak floor.



## FIRST FLOOR

**Bedroom**  
3.95m (13') x 3.37m (11'1")  
Galleried with Velux window to rear.

**Shower Room**  
2.63m (8'8") x 2.15m (7'1")  
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit, integrated storage units and inset shelving, tiled floor and window to front.



## OUTSIDE

The front garden is enclosed by hedging and is laid to lawn with an ornamental tree. A driveway to one side leads to the single garage which has standard up and over door plus parking in front. To the rear, the beautifully presented garden has paved patio, feature gabion stone wall, raised flower borders with the balance laid to lawn. A rear pedestrian access leads to the parking area.



## SERVICES

Mains gas, electricity, water and drainage.



Freehold  
Energy rating C  
Fenland District Council tax band A

## 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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