ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

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The Property Ombudsman

£340,000

Birch Avenue, Chatteris, Cambs PE16 6JJ

To arrange a viewing call us now on 01354 694900

Perfectly suited to multi-generational living, this EXTENDED FAMILY HOME offers an impressive amount of space and versatility, with flexible accommodation to suit a variety of needs.
The main property features a spacious OPEN PLAN living/dining room, CONDERVATORY, kitchen, useful UTILITY room and ground floor cloakroom. Upstairs, there are four good-size bedrooms, together with a family bathroom and an EN-SUITE shower room serving the principal bedroom.
A particular feature of the property is the additional GROUND FLOOR ANNEX, providing ideal accommodation for an elderly relative, grown-up child or independent family member. This comprises a generous bedsit/living and sleeping area, dressing room and its own en-suite shower room.
Outside, there is ample OFF ROAD PARKING to the front, while the rear offers an enclosed, low-maintenance garden, ideal for those looking for enjoyable outside space without the upkeep.

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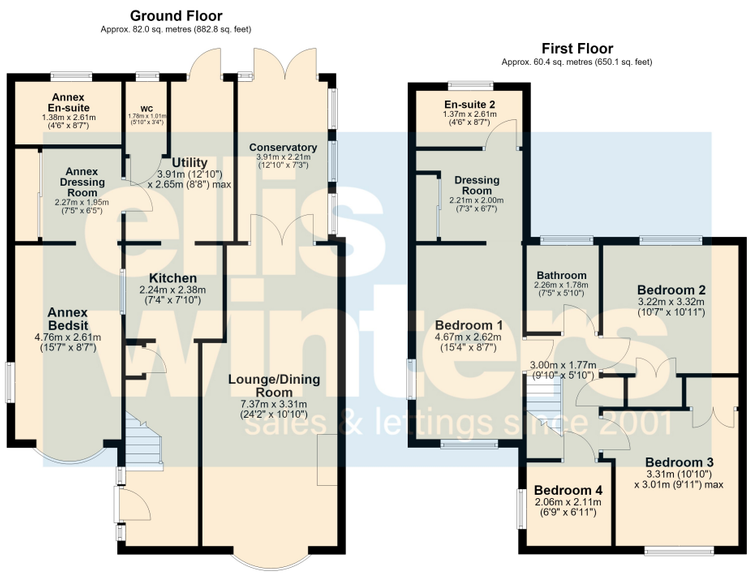

Total area: approx. 142.4 sq. metres (1532.9 sq. feet)

Ground Floor

Lounge/Dining Room
7.37m (24'2") x 3.31m (10'10")
Bay window to front

Conservatory
3.91m (12'10") x 2.21m (7'3")
Upvc construction, double doors out to garden

Kitchen
2.38m (7'10") x 2.24m (7'4")
Fitted with a modern range of wall and base units housing eye level double oven and four ring gas hob with extract over, single sink and drainer, window to side

Utility
3.91m (12'10") x 2.65m (8'8") max
Fitted with a matching range of wall and base units with plumbing for washing machine and dishwasher, space for fridge/freezer and tumble drier, single sink and drainer, door out to garden

WC
1.78m (5'10") x 1.01m (3'4")
Fitted with a low level wc and hand wash basin. Window to rear.

Annex Bedsit
4.76m (15'7") x 2.61m (8'7")
Bay window to front and separate window to side

Annex Dressing Room
2.27m (7'5") x 1.95m (6'5")
Freestanding wardrobes will remain

Annex En-suite
2.61m (8'7") x 1.38m (4'6")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

First Floor

Bedroom 1
4.67m (15'4") x 2.62m (8'7")
Window to front and side

Dressing Room
2.21m (7'3") x 2.00m (6'7")
Freestanding wardrobes will remain

En-suite
2.61m (8'7") x 1.37m (4'6")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear

Bedroom 2
3.32m (10'11") x 3.22m (10'7")
Window to rear, fitted wardrobe

Bedroom 3
3.31m (10'10") x 3.01m (9'11") max
Window to front, fitted wardrobe

Bedroom 4
2.11m (6'11") x 2.06m (6'9")
Window to side

Bathroom
2.26m (7'5") x 1.78m (5'10")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear

Outside

The front garden is block paved providing ample off road parking. To the rear, the low maintenance garden has a paved patio, astrorturf, further decked patio and storage shed.

Services

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

Tenure freehold
Council Tax Band B
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 £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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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