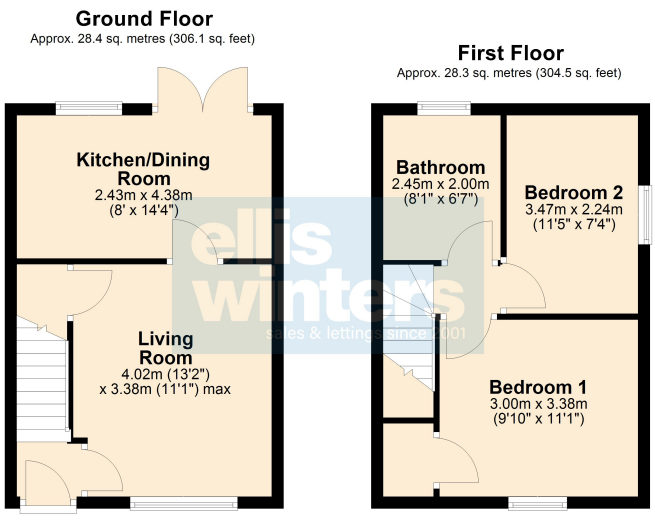
£190,000

Kempston Court, Chatteris, Cambs PE16 6NU



To arrange a viewing call us now on 01354 694900

Tucked away at the end of a private driveway yet conveniently located close to a range of local amenities, this charming two-bedroom semi-detached home offers a perfect blend of privacy and accessibility. The property benefits from two allocated parking spaces and a delightful, private cottage-style rear garden, ideal for relaxing or entertaining. Inside, the well-presented accommodation comprises a welcoming living room and a spacious kitchen/diner, providing a practical and sociable layout. To the first floor are two generously sized double bedrooms along with a family bathroom, making this an ideal home for first-time buyers, downsizers, or those seeking a peaceful setting with easy access to everyday conveniences.



Total area: approx. 56.7 sq. metres (610.7 sq. feet)

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Ground Floor

Living Room
4.02m (13'2") x 3.38m (11'1") max
Window to front, under stairs cupboard

Kitchen/Dining Room
4.38m (14'4") x 2.43m (8')
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, space for fridge/freezer and plumbing for washing machine, window to rear and double doors out to garden

First Floor

Bedroom 1
3.38m (11'1") x 3.00m (9'10")
Window to front, over stairs cupboard

Bedroom 2
3.47m (11'5") x 2.24m (7'4")
Window to side

Bathroom
2.45m (8'1") x 2.00m (6'7")
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear

Outside

The property is located along a private roadway and there are two allocated parking spaces. To the rear, the fully enclosed garden is paved for ease of maintenance and has storage shed. A gate provides access to the front.

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 £40 plus VAT per transaction (£48 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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