

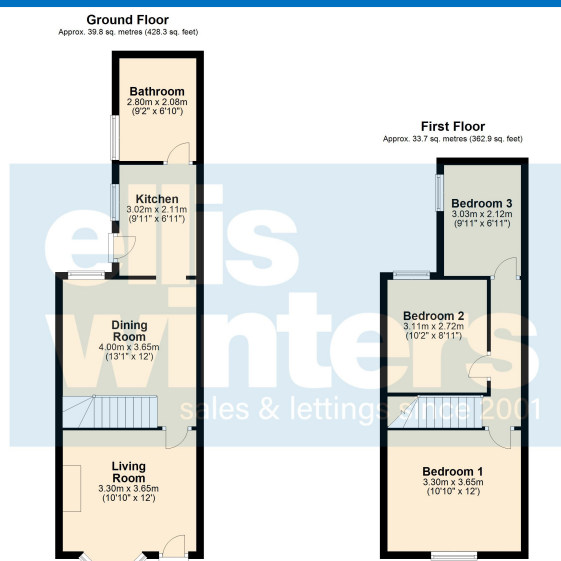
£170,000

Burnsfield Street, Chatteris, Cambridgeshire PE16 6ES



To arrange a viewing call us now on 01354 694900

A deceptively spacious THREE-BEDROOM MID-TERRACED home offering well-proportioned and versatile accommodation throughout, this attractive property is ideal for a range of buyers. The ground floor boasts TWO GENEROUS RECEPTION ROOMS, including a comfortable living room and a separate dining room, creating excellent space for both everyday living and entertaining. The modern fitted kitchen is stylish and practical, complemented by a contemporary bathroom with a useful utility area. To the first floor are three well-sized bedrooms, providing flexible options for family living, guests, or home working. Externally, the property benefits from a PLEASANT REAR GARDEN, perfect for relaxing or entertaining, completing this appealing and conveniently arranged home.



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Ground Floor

Living Room
3.65m (12') x 3.30m (10'10")
Bay window to front

Dining Room
4.00m (13'1") x 3.65m (12')
Window to rear, stairs rising to first floor

Kitchen
3.02m (9'11") x 2.11m (6'11")
Fitted with a matching range of wall and base units housing single electric oven and ceramic hob with extractor over, space for fridge/freezer, window to side, door out to garden

Bathroom
2.80m (9'2") x 2.08m (6'10")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Utility area with plumbing for washing machine and space for tumble drier. Window to side



First Floor

Bedroom 1
3.65m (12') x 3.30m (10'10")
Window to front

Bedroom 2
3.11m (10'2") x 2.72m (8'11")
Window to rear

Bedroom 3
3.03m (9'11") x 2.12m (6'11")
Window to side



Outside

The front of the property is enclosed by a low level wall and is laid to slate gravel. To the rear, the garden is laid to lawn. There is a pedestrian right of way for access to the front.



Services

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

Tenure Freehold

EPC E

Council Tax 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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