

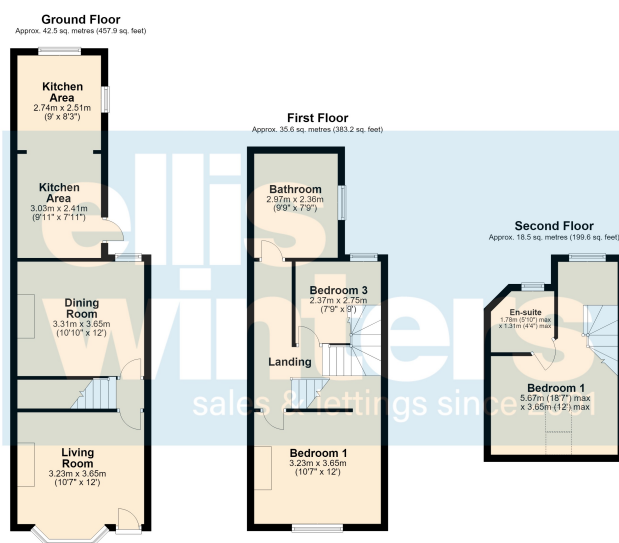
£230,000

York Road, Chatteris, Cambridgeshire PE16 6EB



To arrange a viewing call us now on 01354 694900

This deceptively SPACIOUS three-bedroom semi-detached property is BEAUTIFULLY PRESENTED throughout and offers an excellent family home. The accommodation includes separate living and dining rooms, along with a generously sized kitchen, making it ideal for both everyday living and entertaining. Upstairs, there are three good-sized bedrooms, including a principal bedroom with ENSUITE, as well as a family bathroom featuring a roll-top bath and separate shower. Outside, the landscaped garden provides a lovely outdoor space, complete with a BBQ area and a comfortable seating area, perfect for relaxing or hosting guests.



Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

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GROUND FLOOR

Living Room

3.65m (12') x 3.23m (10'7")

Lovely exposed brick fireplace, alcove base cupboards, wooden flooring and bay window to front. Please note the entrance door is still in situ but has just been cosmetically blocked on the inside.

Dining Room

3.65m (12') x 3.31m (10'10")

Feature panelled wall, under stairs storage cupboard, alcove shelving and base cupboards, exposed brick wall, window to rear.

Kitchen Areas

3.03m (9'11") x 2.41m (7'11") and 2.74m (9') x 2.51m (8'3")

Fitted with a matching range of wall and base units housing double electric oven and five ring gas hob with extractor over, plumbing for washing machine and dishwasher, wooden worktops, space for fridge/freezer, windows to both side and rear.



FIRST FLOOR

Bedroom 1

3.65m (12') x 3.23m (10'7")

Window to front, fitted wardrobe.

Bedroom 3

2.75m (9') x 2.37m (7'9")

Window to rear.

Bathroom

2.97m (9'9") x 2.36m (7'9")

Fitted with a four piece suite comprising freestanding roll top bath, separate single shower cubicle which has both mixer tap and fixed rainwater head, low level wc and hand wash basin. The bathroom is fully tiled with a feature wall plus there is a fitted storage cupboard and towel rail. Window to side.



SECOND FLOOR

Bedroom 1

5.67m (18'7") max. x 3.65m (12') max.

Two Velux windows to front and window to rear, sloping ceiling.

Ensuite

1.78m (5'10") max. x 1.31m (4'4") max.

Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is enclosed by a low level wall and a pathway to one side provides gated access to the rear. The beautifully landscaped rear garden has an area of hardstanding, decked BBQ area with seating, lawn with shrub borders plus and additional decked patio positioned at the bottom of the garden with arbour over.

SERVICES

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

Energy rating D

Fenland District Council tax band B

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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