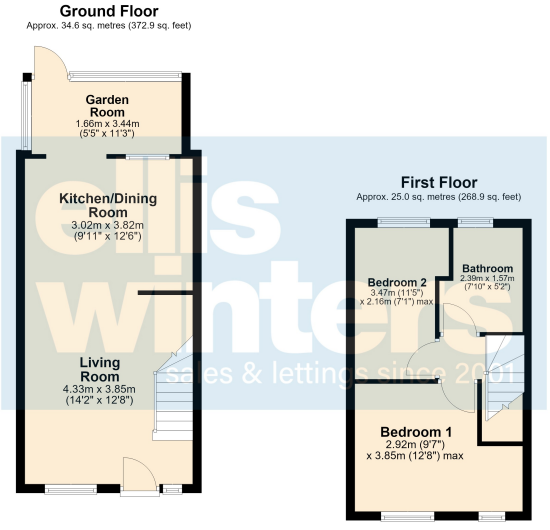
# £180,000

Grenadiers Drive, Chatteris, Cambs PE16 6TW



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

Offered for sale with NO FORWARD CHAIN, this extended two bedroom mid terrace house offers stylish, modern open plan living, making it an ideal choice for first time buyers, downsizers or investors alike. The well-presented accommodation comprises a comfortable living room which flows seamlessly into the kitchen/diner, with a large opening leading through to the garden room, creating a lovely sociable space with views over the rear garden. Upstairs are two bedrooms and the family bathroom. Outside, the property benefits from a low maintenance rear garden, perfect for relaxing and entertaining, together with the added convenience of allocated off road parking.




Total area: approx. 59.6 sq. metres (641.8 sq. feet)

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Ground Floor

Living Room
4.33m (14'2") x 3.85m (12'8")
Window to front, stairs rising to first floor, open to

Kitchen/Dining Room
3.82m (12'6") x 3.02m (9'11")
Fitted with a modern range of wall and base units with wooden worktops and housing single oven and four ring gas hob with extractor over, complete with washing machine, wall mounted gas boiler, window to rear

Garden Room
3.44m (11'3") x 1.66m (5'5")
Windows to both side and rear and door out to garden

First Floor

Bedroom 1
3.85m (12'8") max x 2.92m (9'7")
Two windows to front, fitted wardrobe

Bedroom 2
3.47m (11'5") x 2.16m (7'1") max
Window to rear

Bathroom
2.39m (7'10") x 1.57m (5'2")
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.

Outside

The front garden is laid to lawn with feature shrubs. To the rear, the garden is low maintenance with lawn and paving. There is allocated parking to a communal car parking area to one side.

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

Tenure Freehold
EPC C
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.

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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