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The Property Ombudsman

£310,000

Fillenham Way, Chatteris, Cambridgeshire PE16 6FX

To arrange a viewing call us now on 01354 694900

Nearly-new, this FOUR-BEDROOM DETACHED family home is still covered by the NHBC certificate and represents an ideal family residence. Set close to a wide range of amenities, the property features a welcoming living room and a SPACIOUS KITCHEN/DINER, plus the convenience of a ground-floor cloakroom. Upstairs there are four generously sized bedrooms, a family bathroom, and an EN-SUITE shower room.

Externally, a SINGLE GARAGE provides OFF-ROAD PARKING, and the rear garden offers a blank canvas ready for you to create your own haven.

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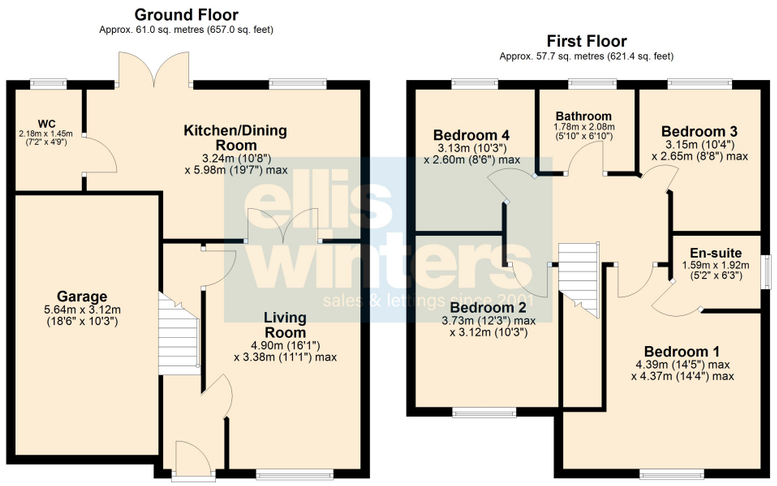

Total area: approx. 118.8 sq. metres (1278.5 sq. feet)

GROUND FLOOR

Living Room
4.90m (16'1") x 3.38m (11'1") max.
Window to front, under stairs cupboard.

Kitchen/Dining Room
5.98m (19'7") max. x 3.24m (10'8")
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear, double doors out to garden.

WC
2.18m (7'2") x 1.45m (4'9")
Fitted with a low level wc and hand wash basin. Window to rear.

FIRST FLOOR

Bedroom 1
4.39m (14'5") max. x 4.37m (14'4") max.
Window to front, over stairs cupboard.

En-suite
1.92m (6'3") x 1.59m (5'2")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.73m (12'3") max. x 3.12m (10'3")
Window to front.

Bedroom 3
3.15m (10'4") x 2.65m (8'8") max.
Window to rear.

Bedroom 4
3.13m (10'3") x 2.60m (8'6") max.
Window to rear.

Bathroom
2.08m (6'10") x 1.78m (5'10")
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front of the property is open plan and provides off road parking.

Single Garage
5.64m (18'6") x 3.12m (10'3")
Standard up and over door, power and light.

To the rear, the garden is laid to lawn with paved patio. A side gate provides access to the front.

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

Tenure Freehold
Fenland District Council Tax Band D
Energy rating 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.

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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