

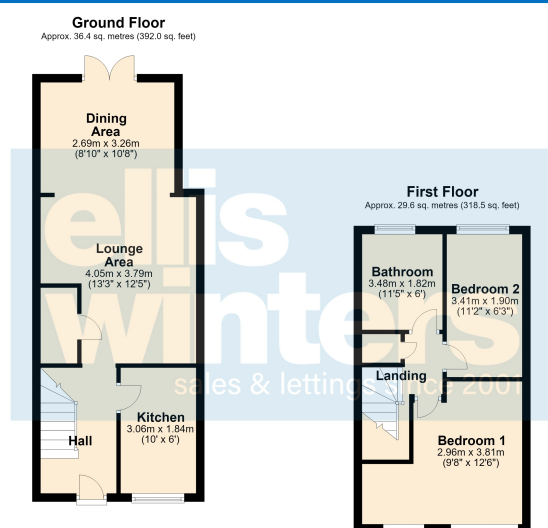
£180,000

Cygnets Drive, Chatteris, Cambs PE16 6TU



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this well-proportioned TWO BEDROOM MID-TERRACED home represents an excellent opportunity for investors, with tenants currently in situ paying £750 pcm. The accommodation includes a spacious EXTENDED LOUNGE/DINER, providing a versatile area for both relaxing and entertaining, together with a fitted kitchen. Upstairs are two good size bedrooms and a family bathroom. Outside, the property benefits from a low-maintenance rear garden, ideal for easy upkeep, whilst the addition of a SINGLE GARAGE and OFF ROAD PARKING provides further practicality. With an established rental income already in place and no onward chain, this is a great opportunity to add to an existing property portfolio.



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Ground Floor

Kitchen

3.06m (10') x 1.84m (6')

Fitted with a matching range of wall and base units housing freestanding cooker, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, 1 ½ sink and drainer, window to front.

Lounge Area

4.05m (13'3") x 3.79m (12'5")

Storage cupboard, open plan to

Dining Area

3.26m (10'8") x 2.69m (8'10")

Patio doors leading out to the garden



First Floor

Bedroom 1

3.81m (12'6") x 2.96m (9'8")

Two windows to front

Bedroom 2

3.41m (11'2") x 1.90m (6'3")

Window to rear



Bathroom

3.48m (11'5") x 1.82m (6')

Fitted with a 'p' shaped bath with mains shower over, low level wc and hand wash basin. Window to rear



Outside

The rear garden is paved for ease of maintenance and a rear gate leads to a pedestrian walkway leading round to the single garage which has off road parking in front.

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.

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