

Offers In Region Of

£265,000

Chapel Lane, Chatteris, Cambridgeshire PE16 6RJ



To arrange a viewing call us now on 01354 694900

Deceptively spacious and offering excellent POTENTIAL to extend (subject to the necessary consents), this three-bedroom detached home provides generous family accommodation throughout.

The ground floor features a spacious living room opening through to the dining area, creating a wonderful open-plan living and entertaining space. There is also a well-proportioned kitchen/diner and a convenient ground-floor shower room. Upstairs, the property offers three DOUBLE BEDROOMS and a family bathroom. Externally, the property benefits from rear vehicular access, AMPLE OFF-ROAD PARKING, and a good-sized garden with a patio area, ideal for outdoor dining and entertaining.

A fantastic opportunity for families seeking a versatile home with scope to further enhance and personalise.

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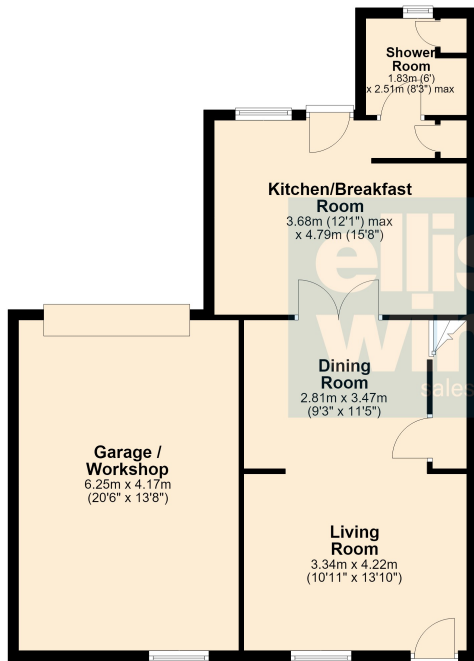
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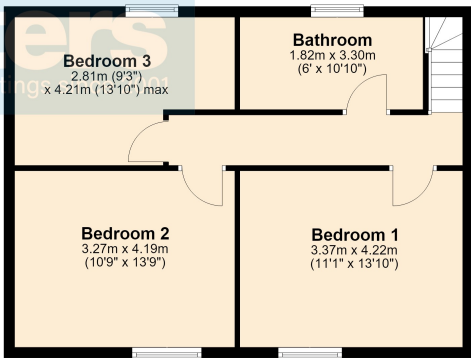
Ground Floor

Approx. 76.1 sq. metres (819.2 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 129.1 sq. metres (1389.8 sq. feet)

GROUND FLOOR

Living Room
4.22m (13'10") x 3.34m (10'11")
Entrance door leading in, window to front.

Dining Room
3.47m (11'5") x 2.81m (9'3")
Stairs rising to first floor.

Kitchen/Breakfast Room
4.79m (15'8") x 3.68m (12'1") max.
Fitted with a matching range of wall and base units housing range style cooker, plumbing for washing machine and dishwasher, space for tumble drier and fridge/freezer, 1½ sink and drainer, windows to both side and rear, door out to garden.

Shower Room
2.51m (8'3") max. x 1.83m (6')
Fitted with a single shower, low level wc and hand wash basin. Window to rear.

FIRST FLOOR

Bedroom 1
4.22m (13'10") x 3.37m (11'1")
Window to front.

Bedroom 2
4.19m (13'9") x 3.27m (10'9")
Window to front.

Bedroom 3
4.21m (13'10") max. x 2.81m (9'3")
Window to rear.

Bathroom
3.30m (10'10") x 1.82m (6')
Fitted with a luxury spa bath, single shower cubicle, low level wc and hand wash basin. Window to rear.

OUTSIDE

The property has a rear vehicular access via Cox's Lane which is enclosed by electric gates. The garden has a large decked patio area with balustrade, storage shed, with the balance laid to hardstanding providing off road parking.

Garage / Workshop
6.25m (20'6") x 4.17m (13'8")
This has the potential for conversion into the property but currently is an incredible 'man cave'. There is power and light, window to front and door to rear.

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

Freehold
Energy rating D
Fenland District Council tax band C

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
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