

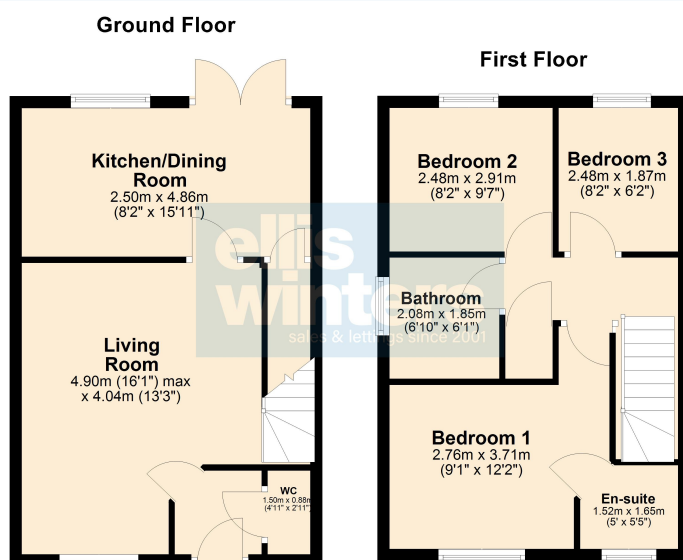
£240,000

Fillenham Way, Chatteris, Cambs PE16 6FW



To arrange a viewing call us now on 01354 694900

A modern THREE-BEDROOM SEMI DETACHED HOME, still benefiting from the remainder of its NHBC warranty. The property has been used on a part time basis only and is therefore presented in EXCELLENT CONDITION throughout. Well designed accommodation includes a spacious living room, contemporary kitchen diner with fully INTEGRATED APPLIANCES, three bedrooms including an EN SUITE to the principal bedroom, and a family bathroom. Externally, the property offers a good sized DRIVEWAY and garden, making it an ideal purchase for a range of buyers.



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Ground Floor

Living Room

4.90m (16'1") max x 4.04m (13'3")

Window to front, stairs rising to first floor

Kitchen/Dining Room

4.86m (15'11") x 2.50m (8'2")

Fitted with a modern range of wall and base units fully integrated with single oven, four ring gas hob, dishwasher, fridge/freezer. Window to rear and double doors out to garden



WC

1.50m (4'11") x 0.88m (2'11")

Fitted with a low level wc and hand wash basin

First Floor

Bedroom 1

3.71m (12'2") x 2.76m (9'1")

Window to front, over stairs storage cupboard



En-suite

1.65m (5'5") x 1.52m (5')

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

Bedroom 2

2.91m (9'7") x 2.48m (8'2")

Window to rear



Bedroom 3

2.48m (8'2") x 1.87m (6'2")

Window to rear

Bathroom

2.08m (6'10") x 1.85m (6'1")

Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to side



Outside

The front garden is open plan and has deep shrub borders. A driveway to one side provides ample off road parking in tandem. To the rear, the garden is laid to lawn with patio area.

Services

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

Tenure Freehold

Council Tax Band B

EPC 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 £40 plus VAT per transaction (£48 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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