

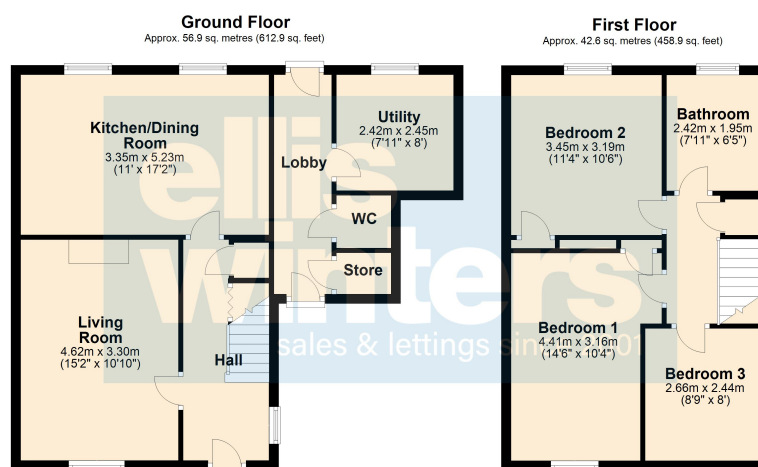
# £240,000

Fairway, Chatteris, Cambridgeshire PE16 6ST



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

This WELL-POSITIONED three-bedroom end-terrace home occupies a GENEROUS PLOT, offering both an extensive rear garden and ample off-road parking to the front, making it an ideal choice for families or those seeking additional outdoor space. The property is WELL PRESENTED throughout and provides thoughtfully arranged accommodation, including a welcoming living room centred around a charming woodburning stove, perfect for creating a warm and cosy atmosphere. To the rear, a stylish and modern kitchen/diner offers an excellent space for everyday living as well as entertaining. Upstairs, the property continues to impress with three well-proportioned bedrooms and a neatly appointed family bathroom.



Total area: approx. 99.6 sq. metres (1071.8 sq. feet)

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## Fairway, Chatteris, Cambridgeshire PE16 6ST



### GROUND FLOOR

**Living Room**  
4.62m (15'2") x 3.30m (10'10")  
Window to front, fireplace housing wood burning stove, wooden flooring, alcove base cupboard and shelving.

**Kitchen/Dining Room**  
5.23m (17'2") x 3.35m (11')  
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, space for fridge/freezer, integrated dishwasher, window to rear and double doors out to garden.

**Side Lobby**  
4.59m (15'1") x 1.21m (4')  
Doors to both front and rear.

**Utility**  
2.45m (8') x 2.42m (7'11")  
Window to rear.

**WC**  
1.14m (3'9") x 1.11m (3'8")  
Fitted with a low level wc.

**Store**  
1.14m (3'9") x 0.86m (2'10")



### FIRST FLOOR

**Bedroom 1**  
4.41m (14'6") x 3.16m (10'4")  
Window to front.

**Bedroom 2**  
3.45m (11'4") x 3.19m (10'6")  
Window to rear.

**Bedroom 3**  
2.66m (8'9") x 2.44m (8')  
Window to side.

**Bathroom**  
2.42m (7'11") x 1.95m (6'5")  
Fitted with a single shower cubicle, panelled bath with mixer tap shower, low level wc and hand wash basin. Window to side.



### OUTSIDE

The front garden is enclosed by a low level wall and a driveway provides off road parking. There is potential for additional parking if required. To the rear, the extensive garden has patio, large area of lawn, insulated outside office with power and light, workshop also with power and light, allotment area to the rear of the garden plus a chicken coup.

### SERVICES

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

### AGENTS NOTE

The flat roof over the utility, wc, store and side passage has very recently been replaced. Any water damage to internal ceilings are historic and merely cosmetic.

### Freehold

Fenland District Council tax band A  
Energy rating 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 £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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