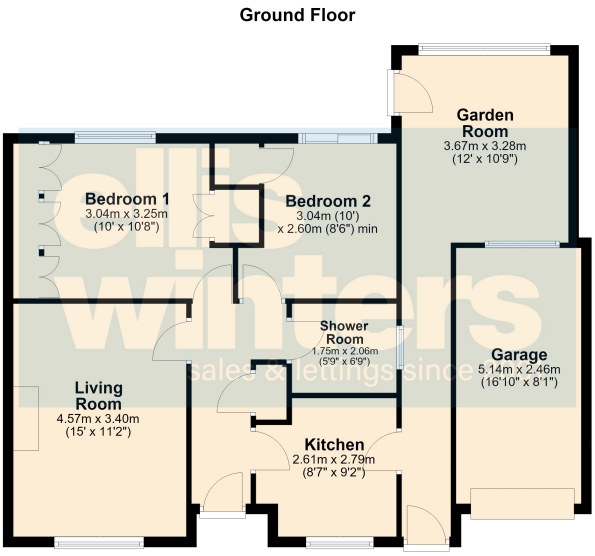
£210,000

Birch Close, Chatteris, Cambridgeshire PE16 6JL

To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this delightful TWO-BEDEROOM SEMI-DETACHED bungalow is ideally suited to those looking for a comfortable and manageable home in a peaceful setting. Well presented throughout, the property is tucked away within a pleasant CUL-DE-SAC location and offers well-proportioned accommodation, making it an appealing choice for a range of buyers. The accommodation comprises a welcoming living room, a useful GARDEN ROOM providing additional living space and a pleasant outlook over the garden, fitted kitchen, two good-size bedrooms and a modern WET ROOM. Externally, the property benefits from convenient OFF-ROAD PARKING to the front, together with a single GARAGE providing useful storage or parking. To the rear is a beautifully maintained and well-established garden, offering a lovely private outdoor space with mature planting and plenty of scope for enjoying the garden during the warmer months.



ellis winters
sales & lettings since 2001

£210,000

Birch Close, Chatteris, Cambridgeshire PE16 6JL

Ground Floor

Living Room
4.57m (15') x 3.40m (11'2")
Window to front, fireplace housing electric fire

Kitchen
2.79m (9'2") x 2.61m (8'7")
Fitted with a matching range of wall and base units housing combi microwave/oven, ceramic hob with extract over, space for under counter fridge and window to front

Garden Room
3.67m (12') x 3.28m (10'9")
Window to rear and door out to garden

Bedroom 1
3.25m (10'8") x 3.04m (10')
Window to rear, fitted wardrobes

Bedroom 2
3.04m (10') x 2.60m (8'6") min
Fitted wardrobe, patio door out to garden

Shower Room
2.06m (6'9") x 1.75m (5'9")
Wet room style with open plan shower area enclosed by curtains, low level wc and hand wash basin. Window to side

Outside

The front of the property is open plan with feature paving and gravel. A driveway to one side provides off road parking and leads to the SINGLE GARAGE 5.14m (16'10") x 2.46m (8'1") which has electric door, wall cupboards, power and light. There is plumbing for a washing machine and space for a tumble drier.

To the rear, the well established garden is laid to lawn with flower and shrub borders, feature tree, greenhouse, patio area and storage shed

Services
Mains electricity, water and drainage. The property has electric heating. Please note there is no gas on Birch Close.

Tenure Freehold
Energy rating D
Council Tax Band 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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 **Email**: info@elliswinters.co.uk **ww**.elliswinters.co.uk

ellis winters
sales & lettings since 2001

The Property Ombudsman