

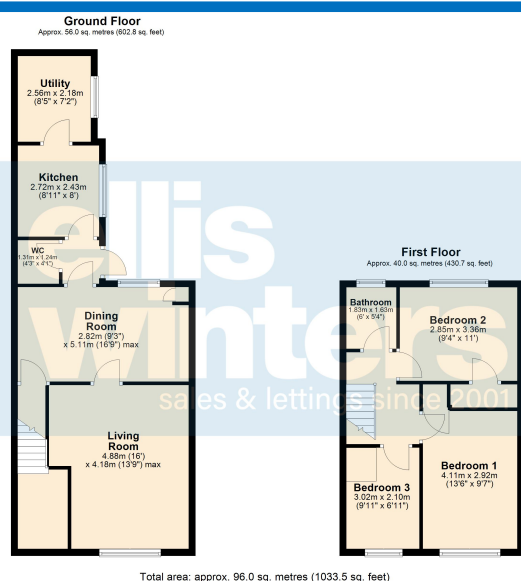
# £210,000

Fen View, Chatteris, Cambridgeshire PE16 6SY



To arrange a viewing call us now on 01354 694900

A deceptively spacious THREE-BEDROOM MID-TERRACE house offering generous and versatile accommodation, ideal for modern family living. The property boasts a particularly large and inviting living room, perfect for relaxing or entertaining, which is complemented by a separate dining or FAMILY ROOM providing additional flexible space to suit a variety of needs. The ground floor further benefits from a well-appointed kitchen, along with a practical UTILITY AREA and a convenient CLOAKROOM. To the first floor, there are three well-proportioned bedrooms served by a family bathroom. Outside, the property enjoys a REAR GARDEN, offering a private outdoor space ideal for enjoying warmer months, gardening, or family activities.



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### Ground Floor

**Living Room**  
4.88m (16') x 4.18m (13'9") max.  
Window to front.

**Dining Room**  
5.11m (16'9") max. x 2.82m (9'3")  
Window to rear, half panelled walls,  
understairs cupboard, boiler cupboard.



**Kitchen**  
2.72m (8'11") x 2.43m (8')  
Fitted with a matching range of wall and base  
units housing single electric oven and four  
ring induction hob with extractor over, 1 ½  
sink and drainer, space for fridge, window to  
side.

**Utility**  
2.56m (8'5") x 2.18m (7'2")  
Plumbing for washing machine and space for  
tumble drier. Window to side.



**WC**  
1.31m (4'3") x 1.24m (4'1")  
Fitted with a low level wc and hand wash  
basin.

### First Floor



**Bedroom 1**  
4.11m (13'6") x 2.92m (9'7")  
Window to front.

**Bedroom 2**  
3.36m (11') x 2.85m (9'4")  
Window to rear.

**Bedroom 3**  
3.02m (9'11") x 2.10m (6'11")  
Window to front.



**Bathroom**  
1.83m (6') x 1.63m (5'4")  
Fitted with a panelled bath, low level wc and  
hand wash basin. Window to rear.

### Outside

The front garden is open plan and laid to  
lawn. This could provide off road parking if  
required. To the rear, the garden has patio  
area and lawn.

### Services

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

Tenure Freehold  
Council Tax Band A  
EPC 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

All property details, photographs, floorplans, and  
other marketing materials produced by Ellis Winters  
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of any contract. While we strive for accuracy,  
measurements, descriptions, and other information  
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independently verified. We recommend that  
prospective buyers conduct their own due diligence  
before making any decisions.

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