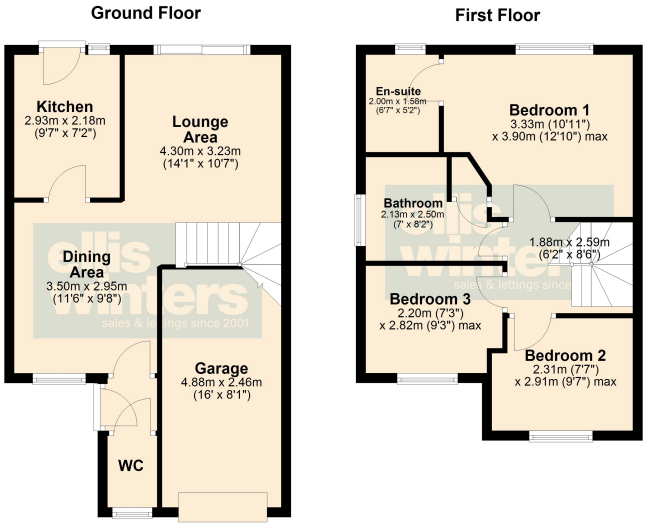
£230,000

Curlew Avenue, Chatteris, Cambridgeshire PE16 6PL



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this fabulous three bedroom semi-detached home is ideally situated within EASY REACH of a wide range of local amenities, making it an excellent choice for families, first-time buyers or those looking for a conveniently located home. Offering well-proportioned accommodation throughout, the property provides a lovely balance of living and bedroom space. Outside, the property enjoys the added advantages of off-road parking and a single GARAGE. With its practical layout, convenient location and the benefit of no forward chain, this is a fantastic opportunity for a variety of purchasers.



ellis winters
sales & lettings since 2001

£230,000

Curlew Avenue, Chatteris, Cambridgeshire PE16 6PL











GROUND FLOOR

Lounge Area
4.30m (14'1") x 3.23m (10'7")
Stairs rising to first floor, patio doors leading out to garden.

Dining Area
3.50m (11'6") x 2.95m (9'8")
Window to front.

Kitchen
2.93m (9'7") x 2.18m (7'2")
Fitted with a matching range of wall and base units with plumbing for washing machine, freestanding cooker, space for fridge/freezer, window to rear and door out to garden.

WC
1.47m (4'10") x 1.02m (3'4")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
3.90m (12'10") max. x 3.33m (10'11")
Window to rear.

En-suite
2.00m (6'7") x 1.58m (5'2")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear.

Bedroom 2
2.91m (9'7") max. x 2.31m (7'7")
Window to front.

Bedroom 3
2.82m (9'3") max. x 2.20m (7'3")
Window to front.

Bathroom
2.50m (8'2") x 2.13m (7')
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

Garage
4.88m (16') x 2.46m (8'1") approx.
Standard up and over door, power and light.

OUTSIDE

There is a driveway providing off road parking and a further area of hardstanding for additional parking. To the rear, the garden is laid mainly to lawn with patio area.

FURTHER INFORMATION

Services
Mains gas, electricity, water and drainage. The property has gas fired central heating. A new boiler was installed at the property approx. 3 years ago.

Freehold
Fenland District Council tax band C
Energy rating D

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