

# £250,000

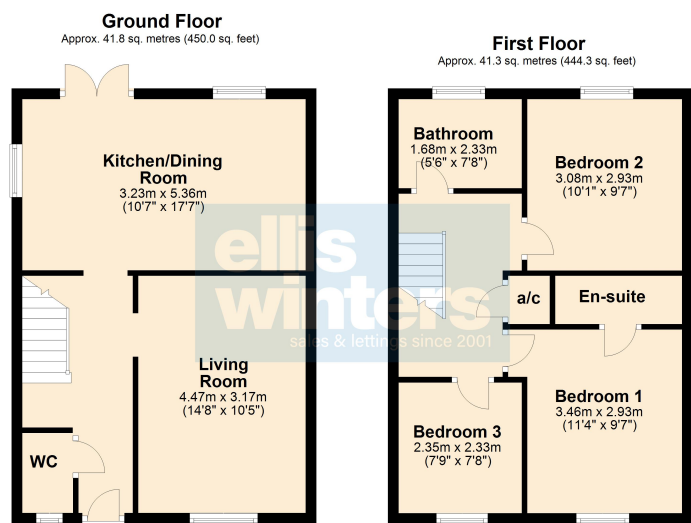
St. James Close, Chatteris, Cambridgeshire PE16 6FJ



To arrange a viewing call us now on 01354 694900

This modern THREE BEDROOM SEMI-DETACHED home offers stylish, well planned living throughout, featuring a spacious kitchen diner with double doors opening onto a lovely garden, a welcoming living room and a convenient cloakroom. Upstairs, three well proportioned bedrooms include a main bedroom with EN SUITE, complemented by a contemporary family bathroom.

With the added benefit of ALLOCATED PARKING and an attractive, easy to enjoy garden, this property combines comfort, practicality and modern appeal in a highly desirable setting.



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

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## GROUND FLOOR

**Hall**  
Stairs rising to first floor.

**WC**  
Fitted with a low level wc and hand wash basin. Window to front.

**Kitchen/Dining Room**  
5.36m (17'7") x 3.23m (10'7")  
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 and dishwasher, windows to both side and rear, double doors leading out to the garden.

**Living Room**  
4.47m (14'8") x 3.17m (10'5")  
Window to front, laminate flooring.



## FIRST FLOOR

**Landing**  
Access into loft space, airing cupboard.

**Bedroom 1**  
3.46m (11'4") x 2.93m (9'7")  
Window to front.

**En-suite**  
Fitted with a single shower cubicle, low level wc and hand wash basin.

**Bedroom 2**  
3.08m (10'1") x 2.93m (9'7")  
Window to rear.

**Bedroom 3**  
2.35m (7'9") x 2.33m (7'8")  
Window to front.

**Bathroom**  
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.



## OUTSIDE

The front garden is open plan and laid with ornamental slate. There is allocated parking at the side of the property. To the rear, the garden is laid to lawn with stunning paved patio which is shaped around one side of the lawn. There is also a large storage shed and a side gate provides access to the front.

## SERVICES

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

Tenure Freehold  
Energy rating C  
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

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