

£170,000

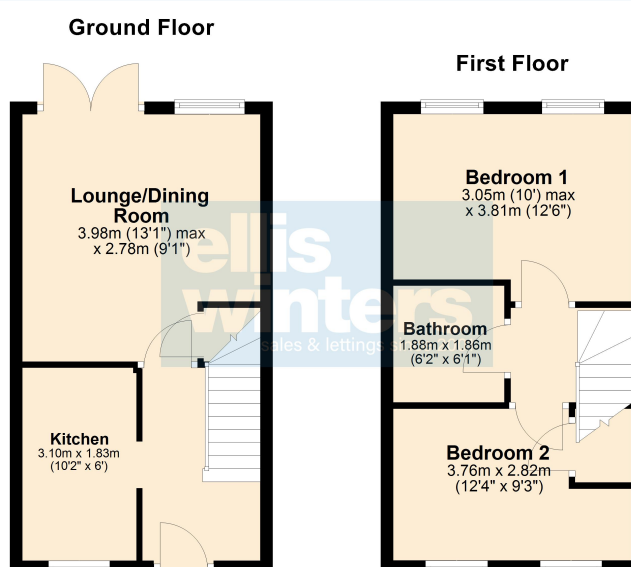
Gull Way, Chatteris, Cambridgeshire PE16 6DT



To arrange a viewing call us now on 01354 694900

This WELL PRESENTED two bedroom mid terrace home offers a bright and spacious lounge/diner, a practical kitchen, two generously sized bedrooms and a family bathroom, making it an appealing option for first time buyers, downsizers or investors.

The property benefits from allocated off road parking to the front for added convenience, while the fully enclosed rear garden provides a private and secure outdoor space ideal for relaxing, entertaining or creating a low maintenance haven.



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GROUND FLOOR

Kitchen

3.10m (10'2") x 1.83m (6')
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and space for fridge/freezer, window to front.

Lounge/Dining Room

3.98m (13'1") max. x 2.78m (9'1")
Window to rear, double doors out to garden, under stairs storage cupboard.



FIRST FLOOR

Bedroom 1

3.81m (12'6") x 3.05m (10') max.
Two windows to rear.

Bedroom 2

3.76m (12'4") x 2.82m (9'3")
Two windows to front, over stairs airing cupboard.

Bathroom

1.88m (6'2") x 1.86m (6'1")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.



OUTSIDE

The front garden is open plan and laid to gravel. There are two allocated parking spaces. To the rear, the garden is laid to lawn with patio area and storage shed. A rear gate provides access to the parking area.



SERVICES

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



Freehold

Energy rating C

Fenland District Council tax band A

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 www.elliswinters.co.uk

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