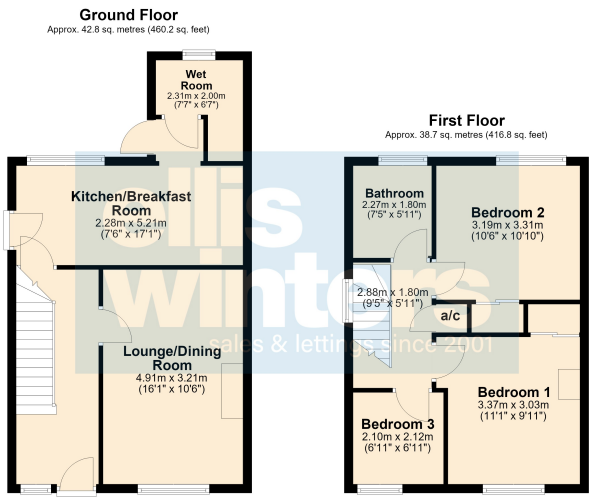
£240,000

Birch Avenue, Chatteris, Cambridgeshire PE16 6JJ



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this THREE-BEDROOM SEMI-DETACHED HOUSE offers excellent potential for buyers looking to put their own stamp on a property. Benefiting from OFF-ROAD PARKING and a GARAGE, the accommodation comprises a spacious lounge/diner, kitchen/breakfast room and the added convenience of a ground floor wet room. Upstairs, there are three bedrooms and a family bathroom. Outside, the property enjoys a low-maintenance rear garden, providing a pleasant space to relax without the upkeep. An ideal opportunity for those seeking a home with plenty of potential.



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

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£240,000

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GROUND FLOOR

Lounge/Dining Room
4.91m (16'1") x 3.21m (10'6")
Window to front, fireplace housing gas fire which has back boiler.

Kitchen/Breakfast Room
5.21m (17'1") x 2.28m (7'6")
Fitted with a matching range of wall and base units housing double oven and four ring ceramic hob, single sink and drainer, plumbing for washing machine, space for tumble drier and fridge/freezer, window to rear and door to side.

Wet Room
2.31m (7'7") x 2.00m (6'7")
Fitted with an electric shower, low level wc and hand wash basin. Window to rear.

FIRST FLOOR

Bedroom 1
3.37m (11'1") x 3.03m (9'11")
Window to front, fitted wardrobe.

Bedroom 2
3.31m (10'10") x 3.19m (10'6")
Window to rear, fitted wardrobe.

Bedroom 3
2.12m (6'11") x 2.10m (6'11")
Window to front.

Bathroom
2.27m (7'5") x 1.80m (5'11")
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is laid to lawn and a block paved driveway to one side provides off road parking. There is a single garage/store plus a low maintenance rear garden.

FURTHER INFORMATION

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

Fenland District Council tax band B

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 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