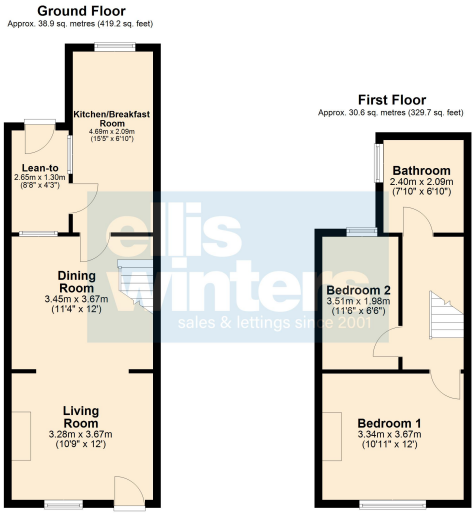
£145,000

Burnsfield Street, Chatteris, Cambridgeshire PE16 6ES

To arrange a viewing call us now on 01354 694900

This TW0 BEDROOM END TERRACE home offers great potential for buyers looking to put their own stamp on a property, with a cosmetic makeover ready to transform its generous layout. The ground floor features spacious OPEN PLAN living and dining areas leading through to the kitchen and a useful lean to, while upstairs provides two well proportioned bedrooms and a family bathroom. Outside, the REAR GARDEN offers a tranquil outdoor space, and on STREET PARKING is available. A solid opportunity for anyone seeking a project with plenty of promise.



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

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GROUND FLOOR

Living Room
3.67m (12') x 3.28m (10'9")
Window to front, fireplace housing wood burner.

Dining Room
3.67m (12') x 3.45m (11'4")
Open plan to living room, stairs rising to first floor, window to rear.

Kitchen/Breakfast Room
4.69m (15'5") x 2.09m (6'10")
Fitted with a matching range of wall and base units with freestanding electric cooker, space for fridge/freezer and plumbing for washing machine, breakfast bar, windows to both side and rear.

Lean-to
2.65m (8'8") x 1.30m (4'3")
Door out to garden.

FIRST FLOOR

Bedroom 1
3.67m (12') x 3.34m (10'11")
Window to front.

Bedroom 2
3.51m (11'6") x 1.98m (6'6")
Window to rear.

Bathroom
2.40m (7'10") x 2.09m (6'10")
Fitted with a panelled bath, low level wc and hand wash basin. Window to side.

OUTSIDE
A shared side access leads to the rear garden which is laid with astroturf and has mature shrub borders and storage shed.

There is a pedestrian right of way over the garden for the neighbouring property for access to the front.

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

Tenure Freehold
Energy rating D
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.

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