



Plot 9, Ellingham Gardens, Chatteris, Cambs, PE16 6WB

Close To Local Amenities - New Build Semi Detached House - Three Storey - 3 Bedrooms - Kitchen/Diner & Lounge - Ground Floor WC - First Floor Bathroom & Second Floor En Suite - Driveway - Rear Garden - No Upward Chain - Call To View (01354) 696700

£299,500



Ground Floor

Hall

1.34m (4'5") x 1.29m (4'3")
Entrance door, stairs to first floor and door to:

Lounge

4.38m (14'4") x 3.05m (10") max
Bay window to front, double glazed window to side, underfloor heating, storage cupboard and door to:

Kitchen/Diner

4.28m (14'1") x 4.05m (13'3") max
Fitted eye and base level units, 1 ½ bowl stainless steel sink, hob and oven with extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, underfloor heating, double glazed double doors to rear and door to:

WC

1.90m (6'3") x 0.84m (2'9")
Fitted with two-piece suite comprising vanity wash hand basin, low-level WC and underfloor heating.

First Floor

Landing

Double glazed window to front, boiler cupboard, radiator, stairs to second floor and door to:

Bedroom 2

4.03m (13'3") x 2.94m (9'8")
Two double glazed windows to rear and two radiators.

Bedroom 3

3.73m (12'3") x 2.09m (6'10")
Double glazed window to front and radiator.

Bathroom

1.83m (6') x 1.80m (5'11")
Fitted with three-piece suite with comprising a bath with shower attachment over, pedestal wash hand basin and low-level WC, part

tilled walls, heated towel rail and double-glazed window to side.

Second Floor

Bedroom 1

6.14m (20'1") x 3.04m (9'9") max
Double glazed window to rear, radiator and door to:

En-suite

1.65m (5'5") x 1.33m (4'4")
Fitted with three-piece suite with comprising a shower, vanity wash hand basin and WC, part tiled walls and heated towel rail.

Outside

The property has a driveway to the side and a garden to the rear which is laid to Indian sandstone patio and lawn.

EPC - TBC



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

