

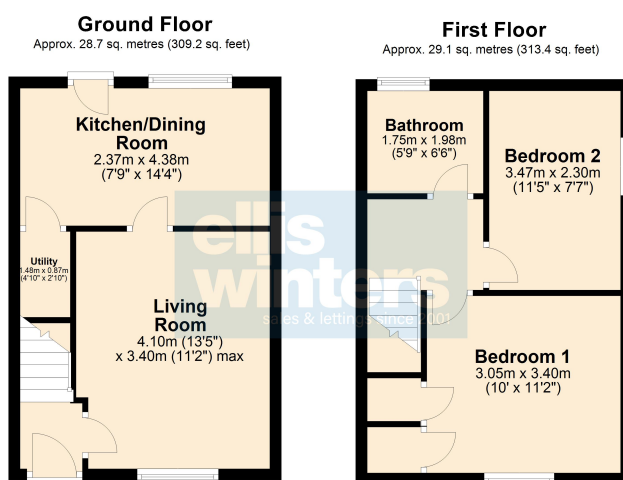
£190,000

Railway Lane, Chatteris, Cambridgeshire PE16 6NF



To arrange a viewing call us now on 01354 694900

This two-bedroom semi-detached home is offered with NO FORWARD CHAIN and is situated in a convenient location close to a wide range of amenities. It benefits from off-road PARKING for two vehicles and features a welcoming living room, a practical kitchen/dining room, and a separate utility room. Upstairs there are two good-sized bedrooms and a family bathroom. A comfortable, chain-free option for first-time buyers or anyone seeking a well-located, easy-to-maintain property.



Total area: approx. 57.8 sq. metres (622.6 sq. feet)

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GROUND FLOOR

Living Room
4.10m (13'5") x 3.40m (11'2") max.
Window to front.

Kitchen/Dining Room
4.38m (14'4") x 2.37m (7'9")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for dishwasher and space for fridge/freezer, window to rear and double doors out to garden.

Utility
1.48m (4'10") x 0.87m (2'10")
Plumbing for washing machine. Former cloakroom with WC and plumbing is under floor if conversion back is required.



FIRST FLOOR

Bedroom 1
3.40m (11'2") x 3.05m (10')
Window to front, fitted wardrobe and storage cupboard.

Bedroom 2
3.47m (11'5") x 2.30m (7'7")
Window to side.

Bathroom
1.98m (6'6") x 1.75m (5'9")
Fitted with a panelled bath, low level wc and hand wash basin. Velux to rear.



OUTSIDE

The front garden is enclosed by a low level wall and is laid to gravel. To the rear, the garden has a small area of lawn with the balance paved. A rear gate leads to the driveway where there is off road parking for two vehicles.



SERVICES

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

Freehold
Fenland District Council Tax band B
Energy rating C

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 £40 + VAT (£48) per transaction, 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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