

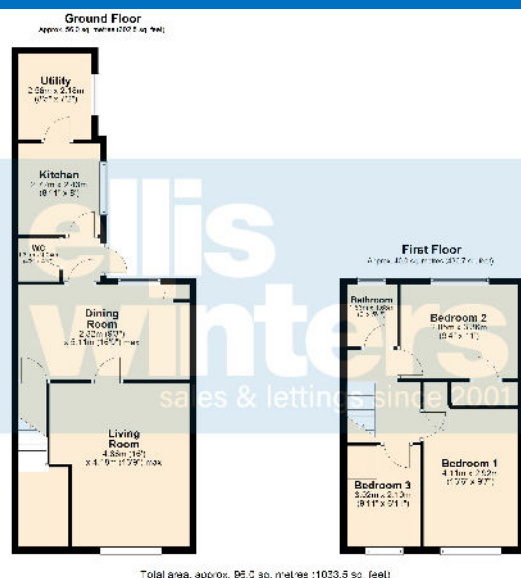
£199,995

Fen View, Chatteris, Cambridgeshire PE16 6SY



To arrange a viewing call us now on 01354 694900

A deceptively spacious THREE-BEDROOM MID-TERRACE house offering generous and versatile accommodation, ideal for modern family living. The property boasts a particularly large and inviting living room, perfect for relaxing or entertaining, which is complemented by a separate dining or FAMILY ROOM providing additional flexible space to suit a variety of needs. The ground floor further benefits from a well-appointed kitchen, along with a practical UTILITY AREA and a convenient CLOAKROOM. To the first floor, there are three well-proportioned bedrooms served by a family bathroom. Outside, the property enjoys a REAR GARDEN, offering a private outdoor space ideal for enjoying warmer months, gardening, or family activities.



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GROUND FLOOR

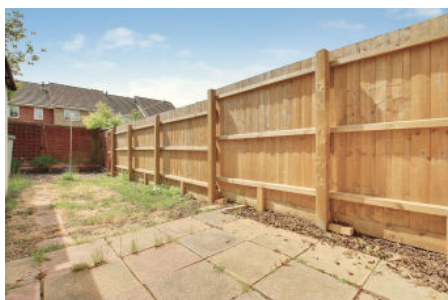
Living Room
4.88m (16') x 4.18m (13'9") max.
Window to front.

Dining Room
5.11m (16'9") max. x 2.82m (9'3")
Window to rear, half panelled walls, under stairs cupboard, boiler cupboard.



Kitchen
2.72m (8'11") x 2.43m (8')
Fitted with a matching range of wall and base units housing single electric oven and four ring induction hob with extractor over, 1 ½ sink and drainer, space for fridge, window to side.

Utility
2.56m (8'5") x 2.18m (7'2")
Plumbing for washing machine and space for tumble drier. Window to side.



WC
1.31m (4'3") x 1.24m (4'1")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
4.11m (13'6") x 2.92m (9'7")
Window to front.



Bedroom 2
3.36m (11') x 2.85m (9'4")
Window to rear.

Bedroom 3
3.02m (9'11") x 2.10m (6'11")
Window to front.



Bathroom
1.83m (6') x 1.63m (5'4")
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan and laid to lawn. This could provide off road parking if required. To the rear, the garden has patio area and lawn.

SERVICES

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

Tenure Freehold
Council Tax Band A
EPC 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 £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 below to discuss your requirements.

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