

Offers In Region Of

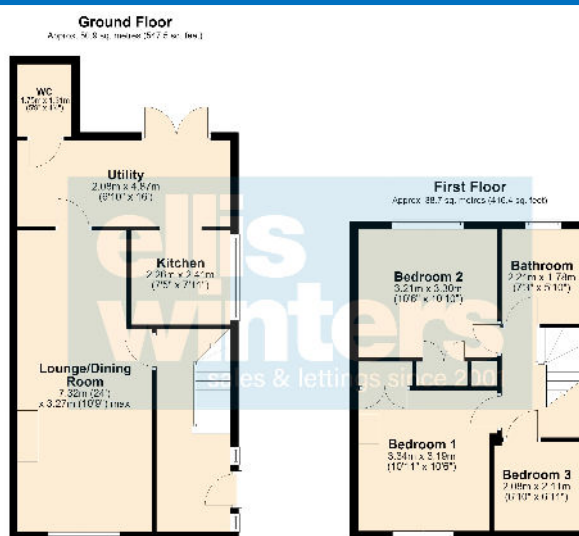
£240,000

Birch Avenue, Chatteris, Cambridgeshire PE16 6JJ



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this delightful THREE-BEDROOM SEMI-DETACHED home is situated in a popular residential location and has been a much-loved property by the current sellers. Offering well-planned accommodation, the property comprises a spacious LOUNGE/DINING room, kitchen, useful UTILITY/BREAKFAST room and downstairs cloakroom. To the first floor are three good-sized bedrooms and a modern SHOWER ROOM. Outside, there is ample OFF-ROAD PARKING to the front, while the rear garden provides a lovely space to relax and enjoy. A well-presented home offering comfortable living in a sought-after location.



Total area: approx. 89.5 sq. metres (964.0 sq. feet)

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Ground Floor

Lounge/Dining Room

7.32m (24') x 3.27m (10'9") max

Window to front, feature fireplace housing gas fire

Kitchen

2.41m (7'11") x 2.26m (7'5")

Fitted with a matching range of wall and base units complete with freestanding cooker, space for fridge, window to side.



Utility

4.87m (16') x 2.08m (6'10")

Fitted with base units, plumbing for washing machine and space for tumble drier.

WC

1.75m (5'9") x 1.31m (4'4")

Fitted with a low level wc and hand wash basin



First Floor

Bedroom 1

3.34m (10'11") x 3.19m (10'6")

Window to front, fitted wardrobes and over bed store

Bedroom 2

3.30m (10'10") x 3.21m (10'6")

Window to rear, fitted wardrobe



Bedroom 3

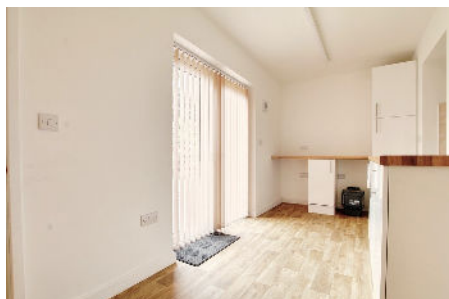
2.11m (6'11") x 2.08m (6'10")

Window to side, freestanding wardrobe will remain

Bathroom

2.21m (7'3") x 1.78m (5'10")

Fitted with a modern double shower cubicle, low level wc and hand wash basin. Window to rear, access into loft space



Outside

The front garden is open plan and laid to lawn with mature shrubs. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the garden is also laid to lawn with a wheelchair friendly patio area and shrub borders.

Services

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

Tenure Freehold
Council Tax Band B
EPC tbc

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.

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