

£210,000

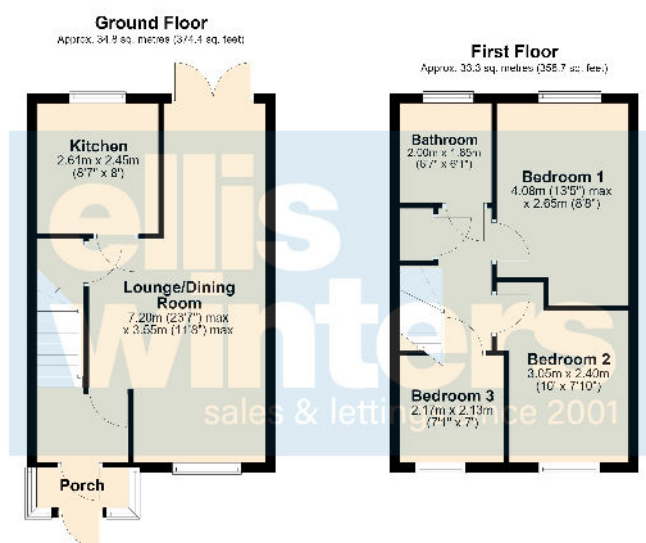
Kingfisher Close, Chatteris, Cambridgeshire PE16 6TP



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this three bedroom end of terrace house provides a comfortable and practical family home, with spacious accommodation arranged over two floors. The ground floor features a generous lounge/diner offering plenty of space for both relaxing and family dining, together with a MODERN fitted kitchen. Upstairs, there are three good size bedrooms and a family bathroom, making the property equally suited to growing families and first-time buyers.

Outside, the property benefits from two ALLOCATED PARKING spaces, while the fully enclosed rear garden provides a private and secure space for children, entertaining or simply enjoying the warmer months.



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

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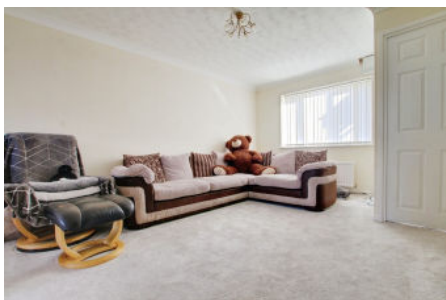


GROUND FLOOR

Porch
1.85m (6'1") x 0.80m (2'7")
UPVC construction.

Kitchen
2.61m (8'7") x 2.45m (8')
Fitted with a modern range of wall and base units housing single oven and four ring gas hob with extract over, integrated fridge/freezer, plumbing for washing machine. Window to rear.

Lounge/Dining Room
7.20m (23'7") max. x 3.55m (11'8") max.
Window to front and double doors out to garden.



FIRST FLOOR

Bedroom 1
4.08m (13'5") max. x 2.65m (8'8")
Window to rear.

Bedroom 2
3.05m (10') x 2.40m (7'10")
Window to front.

Bedroom 3
2.17m (7'1") x 2.13m (7')
Window to front.



Bathroom
2.00m (6'7") x 1.85m (6'1")
Fitted with a 'P' shaped bath which has electric shower over, low level wc and hand wash basin. Window to rear.



OUTSIDE

The front garden is laid to lawn and there is off road parking for one vehicle. There is parking for an additional vehicle in the parking area to the side of the property.

To the rear, the garden has two patio areas, AstroTurf and storage shed.



SERVICES

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

FURTHER INFORMATION

Freehold
Fenland District Council tax band A
Energy rating D

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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