



3B, Rosemary Lane, Chatteris, PE16 6EP

Offers in Excess of : £180,000

- No Onward Chain
- Two Bedrooms Semi Detached
- Town Centre Location
- Two Reception Rooms
- Off Road Parking
- Cloakroom
- Ideal Investment/First Time Purchase
- Enclosed Rear Garden
- Freehold
- Energy Rating: C/67

This well-presented two-bedroom semi-detached home is ideally located in the heart of the town centre and is offered to the market with no onward chain. The property features two spacious reception rooms, providing versatile living and dining space, along with a convenient cloakroom.

Externally, the home benefits from off-road parking to the front and an enclosed rear garden, perfect for outdoor relaxation or entertaining. This freehold property is an excellent opportunity for first-time buyers or investors alike, combining a sought-after location with practical living accommodation.



Entrance Hall 3' x 2'11" (0.91m x 0.9m).

Landing 2'7" x 14'7" (0.79m x 4.45m).

Living Room 11'9" x 10'3" (3.58m x 3.12m).

Bedroom 12'9" x 10'2" (3.89m x 3.1m).

Dining Room 12'9" x 11'2" (3.89m x 3.4m).

Bedroom 9'11" x 11'2" (3.02m x 3.4m).

Kitchen 7'9" x 11'4" (2.36m x 3.45m).

Bathroom 7'8" x 11'4" (2.34m x 3.45m).

Utility Room 6'5" x 5'3" (1.96m x 1.6m).

Garden

Cloakroom 6'6" x 2'9" (1.98m x 0.84m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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