

£325,000

York Road, Chatteris, Cambridgeshire PE16 6EB



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this WELL PROPORTIONED three bedroom DETACHED BUNGALOW has spacious kitchen/breakfast room, separate living and dining rooms plus a CONSERVATORY.

All three bedrooms are of a good size with the master having an en-suite shower room.

Outside there is ample off road parking to the front plus a GARAGE and a low maintenance garden at the rear.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**



£325,000

York Road, Chatteris, Cambridgeshire PE16 6EB



**HALL**

Airing cupboard, access into loft space.

**LIVING ROOM**

5.50m (18'1") x 3.49m (11'5")  
Window to side, double doors out to garden.

**DINING ROOM**

4.47m (14'8") x 3.50m (11'6")  
Window to front and rear.

**KITCHEN/BREAKFAST ROOM**

5.36m (17'7") x 4.71m (15'5")  
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring gas hob with extractor over, integrated fridge/freezer, dishwasher 1 ½ sink and drainer, access into loft space, window to side and door into conservatory.

**UTILITY**

1.74m (5'9") x 1.72m (5'8")  
Plumbing for washing machine and space for tumble drier, wall mounted gas boiler, door to garden.

**CONSERVATORY**

Brick and upvc construction, radiator and double doors out to garden.

**MASTER BEDROOM**

3.96m (13') x 2.58m (8'5")  
Window to front, fitted wardrobes, storage cupboard.

**EN-SUITE**

2.66m (8'9") x 1.71m (5'7")  
Fitted a large corner cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 2**

3.17m (10'5") x 2.66m (8'9")  
Window to rear, fitted wardrobes.

**BEDROOM 3**

2.89m (9'6") x 2.58m (8'6")  
Window to rear.

**SHOWER ROOM**

2.35m (7'9") x 1.71m (5'7")  
Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to side.

**OUTSIDE**

The front property is open plan providing ample off road parking. The single garage has standard up and over door, power and light, plus separate courtesy door out to garden.

To the rear, the garden is also low maintenance with a paved patio, gravel area and raised flower beds

**SERVICES**

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

**VIEWING**

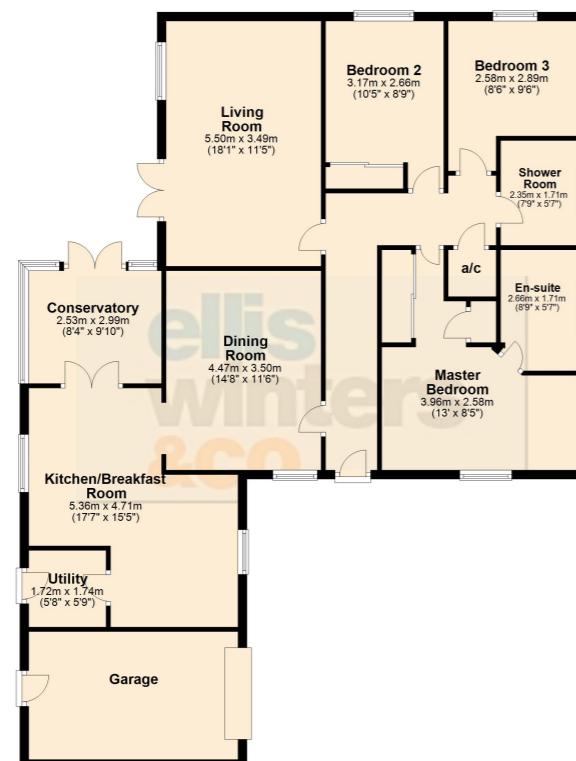
By arrangement with elliswinters&co

Energy rating - C

Fenland District Council Tax band - D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ground Floor



elliswinters&co