

£350,000

Old Forge Gardens, Chatteris,  
Cambridgeshire PE16 6QR



**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this expansive three-bedroom DETACHED BUNGALOW is perfectly situated just a stone's throw away from a variety of amenities. This WELL-PRESENTED home boasts generous living spaces and remarkable versatility, making it ideal for comfortable family living. Enjoy separate living and dining rooms that provide ample space for relaxation and entertaining, along with a good-sized kitchen complemented by a utility room for added convenience. The charming conservatory invites you to bask in natural light, while the three spacious bedrooms, including a master with en-suite, ensure privacy and comfort. Step outside to discover a beautifully established garden, perfect for outdoor enjoyment, complete with a storage shed/workshop perfect for all your gardening needs. The front of the property provides off-road parking for several vehicles, along with a single GARAGE, ensuring practicality for your lifestyle. This bungalow truly combines comfort and convenience.

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Total area: approx. 120.3 sq. metres (1294.4 sq. feet)

**HALL**

Airing cupboard, access into loft space which has drop-down ladder, boarding and light. There is enough height in the roof space for conversion if required (subject to the necessary planning consents).

**LIVING ROOM**

6.01m (19'9") max. x 3.94m (12'11")  
Box window to front and separate window to side, feature fireplace housing gas fire.

**KITCHEN**

3.03m (9'11") x 2.99m (9'10")  
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring Neff ceramic hob with extractor over, plumbing for dishwasher and space for fridge/freezer, window to rear.

**UTILITY**

2.09m (6'10") x 1.78m (5'10")  
Fitted with base units with single drainer sink, plumbing for washing machine and space for tumble drier, door out to garden with window to side.

**CLOAKROOM**

Fitted with a low level WC. Window to side.

**DINING ROOM**

3.05m (10') x 2.97m (9'9")  
Patio doors leading into conservatory.

**CONSERVATORY**

Brick and upvc construction with electric under floor heating and separate electric wall mounted heater, door out to garden.

**MASTER BEDROOM**

4.44m (14'7") x 3.55m (11'8")  
Window to front.

**EN-SUITE**

Fitted with a single cubicle with mains shower, low level WC and hand wash basin set within vanity unit. Window to side.

**BEDROOM 2**

3.55m (11'8") x 3.01m (9'11")  
Window to front.

**BEDROOM 3**

3.03m (9'11") max. x 2.80m (9'2")  
Window to rear.

**BATHROOM**

2.36m (7'9") x 2.24m (7'4")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

**OUTSIDE**

**SINGLE GARAGE**

Electric remote door, power and light internally and separate courtesy door into garden.

The property is accessed via a private roadway and the garden area to the front of the property is open plan with an area laid to lawn. A driveway to one side provides off road parking and leads to the garage. There is an additional area of block paving providing extra parking if required.

To the rear the south facing walled garden has deep well established borders, shaped lawn, patio area and shed with power. There is a remote controlled electric awning over the patio providing some shade to this very sunny garden.

**AGENTS NOTE**

Please note the property has solar roof panels held under a Lease Agreement dated 15th June 2012 for a term of 25 years and 3 months from 11<sup>th</sup> April 2012.

A new boiler was installed at the property in December 2022.

**SERVICES**

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

**Freehold**

Fenland District Council tax band C  
Energy rating B

**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 £40 + VAT (£48) per transaction, 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**

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