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**elliswinters&co**



**£275,000**

Linden Drive, Chatteris, Cambridgeshire PE16 6DZ



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

This fabulous three-bedroom DETACHED BUNGALOW is nestled in a SOUGHT-AFTER location, offering both tranquillity and convenience. Just moments away from a variety of amenities, this property boasts a spacious living room perfect for relaxation and entertaining.

You'll also appreciate the added benefits of a single GARAGE and off-road parking, making accessibility a breeze. Step outside to discover a low-maintenance rear garden, ideal for enjoying sunny afternoons without the hassle of extensive upkeep.

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LIVING ROOM

4.95m (16'3") x 3.40m (11'2")  
Window to side, fireplace housing gas fire,  
patio doors leading out to rear garden.

KITCHEN

2.93m (9'7") x 2.67m (8'9")  
Fitted with a matching range of wall and base  
units housing freestanding electric cooker,  
plumbing for washing machine and space for  
under counter fridge 1½ sink and drainer,  
window to rear, door out to garden.

BEDROOM 1

3.51m (11'6") x 3.27m (10'9")  
Window to front, fitted wardrobe.

BEDROOM 2

4.26m (14') max. x 2.59m (8'6")  
Window to rear.

Bedroom 3 3.40m (11'2") x 2.67m (8'9")  
Window to front.

WC

1.62m (5'4") x 0.99m (3'3")  
Fitted with a low level WC and hand wash  
basin. Window to side.

BATHROOM

3.72m (12'2") x 1.52m (5')  
Fitted with a panelled bath, low level WC and  
hand wash basin set within vanity unit.  
Window to rear.

OUTSIDE

The front garden is open plan, laid to gravel  
with feature shrubs. To the rear, the garden  
is also low maintenance with storage shed,  
paving and gravel. There is a single garage  
which has electric remote roller door, power  
and light. There is courtesy door from the  
garage into the property.

SERVICES

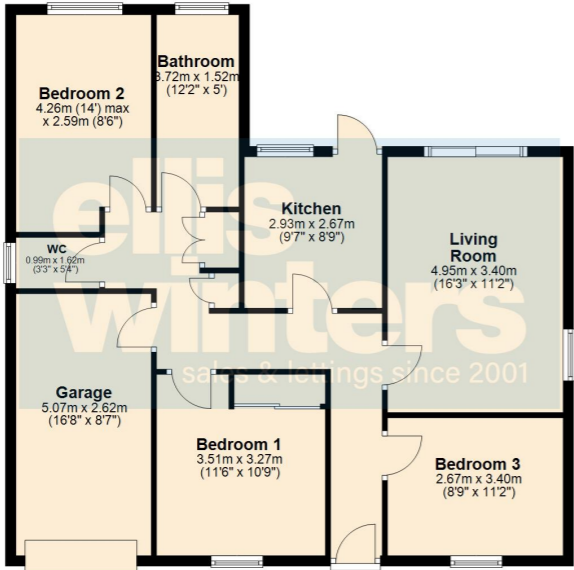
Mains gas, electricity, water and drainage.  
The property has gas fired central heating.

Freehold

Energy rating C  
Fenland District Council Tax band C

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  
Approx. 93.4 sq. metres (1005.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.5 sq. feet)