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Offers In Region Of
£300,000

Marian Way, Chatteris, Cambridgeshire PE16 6LZ



To arrange a viewing call us now on 01354 694900

Welcome to this beautifully refurbished three-bedroom link-detached bungalow, where contemporary style meets comfort. Step inside to discover a modern open-plan kitchen, dining, and living area, perfect for entertaining and family gatherings. Each of the three generously sized bedrooms offers ample space for relaxation, while the family bathroom features both shower and bath options for your convenience.

This property also boasts a single garage on one side, complemented by a private driveway for easy parking. Enjoy outdoor living in the fully enclosed garden at the rear, providing a safe and serene space for children and pets alike.

Don't miss out on this exceptional home that combines modern living with functional design!

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Open Plan Kitchen/Dining/Living
6.56m (21'6") x 4.32m (14'2")
The kitchen area is fitted with a modern range of wall and base units housing single electric oven and four ring induction hob with extractor over, integrated dishwasher and fridge/freezer, window to front. The living area has bay window to front.

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.

Bedroom 1
3.98m (13'1") x 2.98m (9'9")
Window to rear.

Bedroom 2
3.46m (11'4") x 2.96m (9'9")
Window to rear.

Bedroom 3
2.46m (8'1") x 2.45m (8')
Window to side.

Bathroom
Fitted with a panelled bath, separate corner shower cubicle, wash hand basin set within vanity unit and low level wc. Window to side.

OUTSIDE

A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. There is a separate side door from the garage leading into the rear garden. To the rear, the garden is laid to lawn with patio area.

SERVICES

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

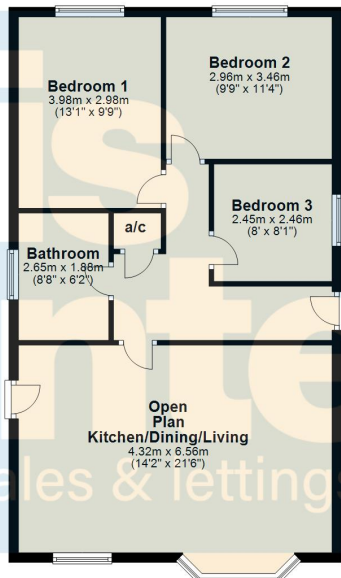
AGENT NOTE

Please note that since the EPC was carried out the seller has had a new heating system installed including a new gas boiler, additional loft insulation, some new windows, front door and electrical fuse box.

Freehold
Energy rating D
Fenland District Council tax band C

Ground Floor

Approx. 73.3 sq. metres (789.2 sq. feet)



Total area: approx. 73.3 sq. metres (789.2 sq. feet)