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**elliswinters&co**



Offers in Region of  
**£245,000**

Horsegate Gardens,  
Chatteris, Cambridgeshire PE16 6NH



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

Imagine a life of ease and convenience in this beautifully presented, two-bedroom semi-detached bungalow, offered for sale with no forward chain! Situated in a desirable location close to an array of amenities, this property is ready for you to move in and make it your own. The open-plan kitchen/dining/living area is the heart of the home, providing a bright and sociable space. Escape to the separate garden room for a moment of peace and tranquillity and enjoy the view of the fully enclosed rear garden. Two double bedrooms offer comfortable accommodation, while the modern shower room adds a touch of luxury.

Outside, enjoy a fully enclosed rear garden with a covered patio ideal for al fresco dining, and a versatile, insulated outbuilding, offering endless possibilities.

Don't miss out – arrange your viewing today!

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**Kitchen/Dining Room**  
4.65m (15'3") x 4.14m (13'7")  
Fitted with a modern range of wall and base units complete with freestanding Rangemaster cooker, space for fridge/freezer, breakfast bar with further storage, open to:

**Lounge Area**  
2.72m (8'11") x 2.54m (8'4")  
Double doors leading out to the covered patio.

**Garden Room**  
3.31m (10'10") x 2.38m (7'10")  
Brick and upvc construction, base units with plumbing for washing machine, double doors leading out to rear garden.

**Bedroom 1**  
4.04m (13'3") x 3.20m (10'6")  
Window to front. Our seller used this as a separate living room.

**Bedroom 2**  
3.40m (11'2") x 3.11m (10'2") max.  
Window to front, fitted wardrobes.

**Shower Room**  
2.44m (8') x 1.64m (5'5")  
Fitted with a double open end shower cubicle, low level wc and hand wash basin set within vanity unit. Heated towel rail and window to side.

**OUTSIDE**  
The front of the garden is paved providing ample off road parking.

To the rear, the garden is also low maintenance with the covered patio area, and Astrouf. The summerhouse/workshop has power and light.

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

**Freehold**  
Fenland District Council tax band B  
Energy rating 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.

