



Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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£295,000

The Shrubby, Chatteris, Cambridgeshire PE16 6JE



To arrange a viewing call us now on 01354 694900

Nestled in a highly sought-after location, this charming two-bedroom detached bungalow offers a fantastic opportunity with the added benefit of no forward chain. Situated on a delightful plot, this property boasts comfortable and well-proportioned living spaces. Inside, you'll find a generously sized living room, a welcoming kitchen/diner perfect for family meals, two comfortable double bedrooms, a convenient wet room, a separate shower room, and a practical utility area.

Outside, the property further benefits from a single garage, ample off-road parking, and a beautifully established garden, perfect for enjoying the outdoors.

Don't miss the chance to make this delightful bungalow your new home!

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Living Room
4.83m (15'10") x 3.61m (11'10")
Window to front, fireplace housing gas fire.

Kitchen/Dining Room
5.01m (16'5") x 3.61m (11'10") max.
Fitted with a matching range of wall and base units with space for freestanding cooker and fridge/freezer, window to rear and double doors out to garden.

Bedroom 1
3.33m (10'11") x 3.06m (10')
Window to front.

Bedroom 2
3.42m (11'3") x 3.00m (9'10")
Window to rear.

Wet Room
1.94m (6'4") x 1.67m (5'6")
Open plan with an electric shower, low level wc and hand wash basin. Window to side.

Utility
1.76m (5'9") x 1.54m (5'1")
Window to side.

Shower Room
1.76m (5'9") x 1.14m (3'9")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

OUTSIDE

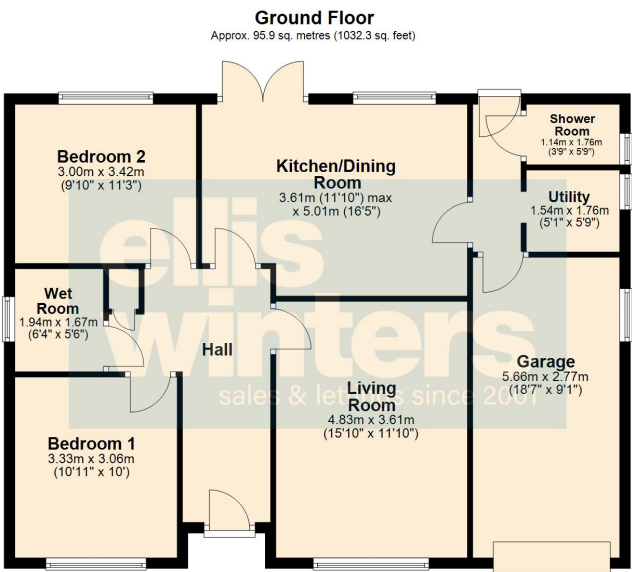
The front garden is enclosed by a low level wall and is laid to gravel with feature shrubs. A driveway to one side provides off road parking and leads to the Garage 5.66m (18'7") x 2.77m (9'1") which has standard up and over door, power and light. There is a window to the side plus a door into the house.

To the rear, the well established garden is laid to lawn with borders and shrubs, plus a good size patio area.

SERVICES
Mains gas, electricity, water and drainage.
The property has gas fired central heating.
The boiler was installed in 2023 and the electrics have been updated.

Freehold
Fenland District Council tax band C
Energy rating 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.



Total area: approx. 95.9 sq. metres (1032.3 sq. feet)