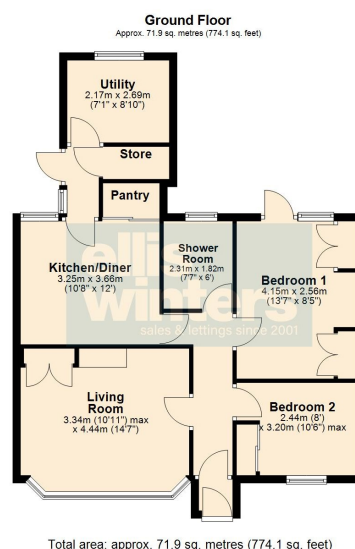# £165,000

Newlands Road, Chatteris, Cambridgeshire PE16 6DE

To arrange a viewing call us now on 01354 694900

Offered for sale with NO ONWARD CHAIN, this MID-TERRACE property is brimming with potential and awaits your creative vision. Overlooking a green to the front, the bungalow features a living room, kitchen, utility room, TWO DOUBLE BEDROOMS, and a convenient SHOWER ROOM. With OFF-ROAD PARKING and a spacious rear garden with FIELD VIEWS, this property is perfectly positioned to create your ideal retreat. A cosmetic makeover will unlock its true beauty – are you ready to transform it?

Ground Floor
Approx. 71.9 sq. metres (774.1 sq. feet)

Utility
2.17m x 2.69m
(7'1" x 8'10")

Store

Pantry

Kitchen/Diner
3.25m x 3.66m
(10'8" x 12')

Shower Room
2.31m x 1.82m
(7'7" x 6')

Bedroom 1
4.15m x 2.56m
(13'7" x 8'5")

Living Room
3.34m (10'11") max x 4.44m (14'7")

Bedroom 2
2.44m (8') x 3.20m (10'6") max

Total area: approx. 71.9 sq. metres (774.1 sq. feet)

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Ground Floor

Living Room
4.44m (14'7") x 3.34m (10'11") max
Window to front, feature fireplace, alcove storage unit

Kitchen/Diner
3.66m (12') x 3.25m (10'8")
Fitted with a matching range of wall and base units housing single sink and drainer, space for fridge, modern floor standing boiler, walk-in pantry cupboard.

Utility
2.69m (8'10") x 2.17m (7'1")
Fitted with base units housing single sink and drainer, plumbing for washing machine. Window to rear

Bedroom
1 4.15m (13'7") x 2.56m (8'5")
Window to rear, fitted wardrobes

Bedroom 2
3.20m (10'6") max x 2.44m (8')
Window to front, fitted wardrobes and storage unit

Shower Room
2.31m (7'7") x 1.82m (6')
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear

Outside

The front garden is enclosed by a low level picket fence and is laid to gravel with plant borders. A paved driveway provides off road parking.

To the rear, the garden is low maintenance with areas of gravel and paving plus borders ready for planting.

Services

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

Tenure Freehold
EPC to be confirmed
Council Tax Band A

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.

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The Property Ombudsman