

£258,500

Linden Drive, Chatteris, Cambridgeshire PE16 6DZ



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

Located within a **SOUGHT AFTER LOCATION** and offered for sale with **NO FORWARD CHAIN**, this three bedroom detached bungalow offers ample space and versatility and has the little extras essential for everyday living. The spacious living room is set at the front of the property with the kitchen/diner and **CONSERVATORY** at the rear. There are three good size bedrooms with the master having an **EN-SUITE** plus there is the family bathroom.

Our sellers used one of the bedrooms as a dining room but the kitchen is big enough for a table and chairs.

Outside, there is ample off road parking and a single **GARAGE** plus a low maintenance rear garden.

Although a little dated in places it requires only a cosmetic makeover so call us now to book your viewing.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



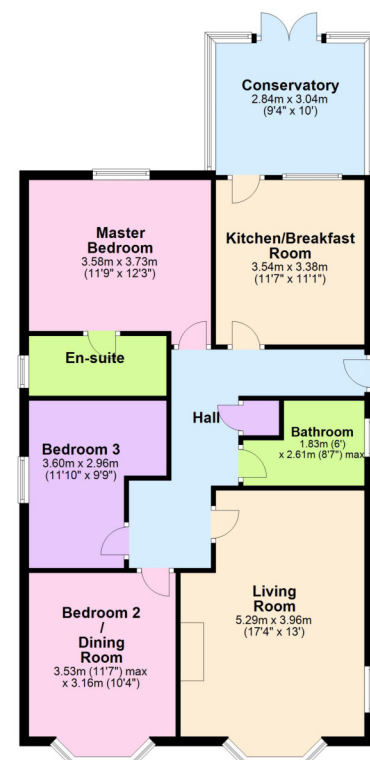
**elliswinters&co**

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Ground Floor



**HALL**

Storage cupboard, access into loft space.

**LIVING ROOM**

5.29m (17'4") x 3.96m (13')  
Bay window to front and separate window to side, feature fireplace housing gas fire.

**BEDROOM 2 / DINING ROOM**

3.53m (11'7") max. x 3.16m (10'4")  
Bay window to front.

**KITCHEN / BREAKFAST ROOM**

3.54m (11'7") x 3.38m (11'1")  
Fitted with a matching range of wall and base units housing eye level double electric oven, four ring gas hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, window to rear and door into conservatory.

**CONSERVATORY**

Brick and upvc construction with tiled floor and double doors leading out to rear garden.

**BATHROOM**

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to side.

**MASTER BEDROOM**

3.73m (12'3") x 3.58m (11'9")  
Window to rear.

**EN-SUITE**

Fitted with a single mains shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 3**

3.60m (11'10") x 2.96m (9'9")  
Window to side.

**OUTSIDE**

The front garden is open plan and laid with AstroTurf. A driveway to one side provides off road parking and leads to the **SINGLE GARAGE** which has electric remote door, power and light.

To the rear, the garden is also low maintenance and laid with AstroTurf with a patio area, summerhouse, garden shed and greenhouse.

**SERVICES**

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

**VIEWING**

By arrangement with elliswinters&co

Energy rating - TBC

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.