



The Orchards, Chatteris  
**£325,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Well Presented Detached Bungalow
- Sought After Area
- Walking Distance to Local Amenities
- Garage and Off-Road Parking
- Low Maintenance Rear Garden

Porch - 1.4m x 0.9m (4'5" x 2'9")  
Double glazed entrance door, Double Glazed windows Tiled floor and door into:

Kitchen - 3.6m x 2.2m (12'0" x 7'5")  
Fitted with a matching base and wall units with worktop and tiled splashbacks, stainless steel sink with mixer tap, space and plumbing for dishwasher, space for fridge/freezer, fitted double oven, four ring gas hob with extractor hood overhead, double glazed window to front, radiator, tiled flooring, coving to ceiling and door to:

Inner Hallway -  
Built in storage cupboards and doors to:

Lounge/Diner - 7.1m x 3.4m (23'5" x 11'2")  
Double glazed window to front and side, radiator





and coving to ceiling, carpet flooring.

Conservatory - 2.8m x 3.6m (9'3" x 11'11")  
Double glazed windows to side and rear, Double glazed doors to both sides and radiator, carpet flooring.

Bedroom One - 3.5m x 3.4m (11'7" x 11'3")  
Double glazed window to rear, radiator and coving to ceiling, carpet flooring.

Bedroom Two - 2.9m x 2.5m (9'8" x 8'3")  
Double glazed window to rear, radiator and coving to ceiling, carpet flooring.

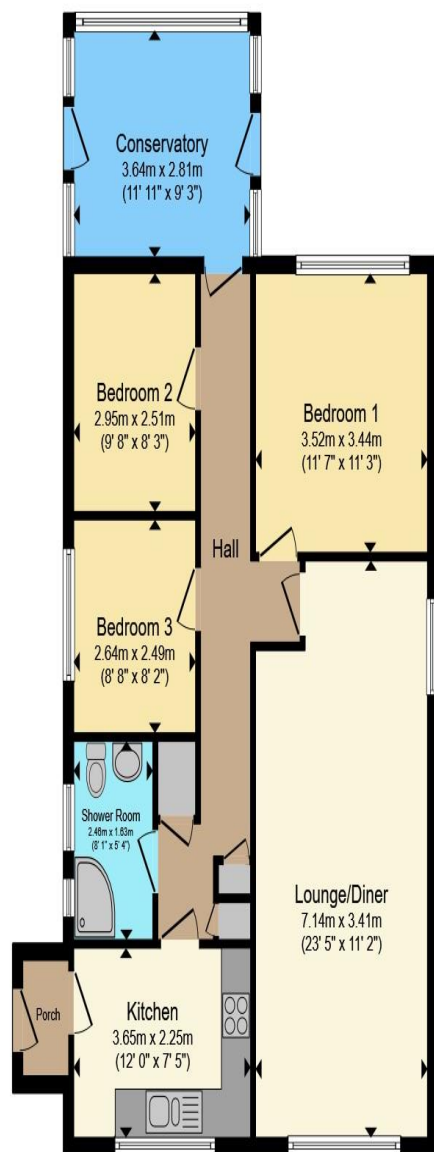
Bedroom Three - 2.6m x 2.4m (8'6" x 8'2")  
Double glazed window to side, radiator and coving to ceiling, carpet flooring.

Wet Room - 2.4m x 1.6m (7'8" x 5'2")  
Double glazed window to side, fitted with shower, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, tiled flooring and coving to ceiling.

Outside -

There is driveway to the side of the property providing ample parking in front of the single garage which measures at 2.7m x 5.6m (8'8" x 18'3") and has an electric door. The rest of the front garden is mainly laid to gravel with various shrubs but could allow for extra parking if needed. Gated access to the side leads to the rear garden





Total floor area 90.3 m<sup>2</sup> (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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which is mainly laid to lawn with raised plant and shrub borders and paved patio area.

Agents note:  
This property has leased solar panels

To view this property call Sharman Quinney on:  
**01354 661166**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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