



10 Black Horse Lane, Chatteris, PE16 6RB

**CHEFFINS**



## Black Horse Lane

Chatteris,  
PE16 6RB

- 2-Bedroom Semi-Detached Bungalow
- Single Garage
- Rear Enclosed Garden
- Freehold / Council Tax Band B / EPC D

A semi-detached 2-bedroom bungalow with a single garage and enclosed rear garden which well located for key amenities being only a stone throw away from Chatteris town centre.

The property is of an mid 20th Century construction with external brick walls which have been pebble dashed.

The property now offers scope for improvement to suite ones individual taste.



**Guide Price: £170,000**



## Location

Chatteris is a popular Cambridgeshire Fenland market town served with a wide range of amenities and services to include, schooling for all ages, supermarkets, doctors surgery, independent high street shops, leisure centre, library, and other local businesses.

Chatteris is situated 8 miles south of March, 15 miles north of Huntingdon and 19 miles south east of Peterborough on the junction of the A141 and A142 providing good communication routes to other local centres.

## Entrance Hallway

### Kitchen

Fitted with wall and base units, integral hob & oven, pantry and a central heating radiator.

### Living Room

Fitted with a central heating radiator.

### Bed 1

Fitted with a central heating radiator.

### Bed 2

Fitted with a central heating radiator.

### Family Bathroom

Comprising a panel bath and over-head shower, low level wc, hand basin and a central heating radiator.

## Rear Hallway

### Garage

With up over door.

### Outside

A small gravelled forecourt garden and enclosed rear garden.

### Methods of Sale

The property is offered for sale by private treaty.

### Viewings

Strictly by Appointment with the Selling Agent.

Contact: Katelyn Raven or Edward Tabner  
t: (01353) 654900  
e: [katelyn.raven@cheffins.co.uk](mailto:katelyn.raven@cheffins.co.uk) or  
[edward.tabner@cheffins.co.uk](mailto:edward.tabner@cheffins.co.uk)

25 Market Place,  
Ely, Cambridgeshire,  
CB7 4NP

### What3Words

///sharpens.lipstick.developer

### Postcode

PE16 6RB

### Local Authority

Fenland District Council – Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ.

## Plans and Areas

All plans are for identification purposes only and are not produced to scale.

### VAT


The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

### Anti-Money Laundering Regulations

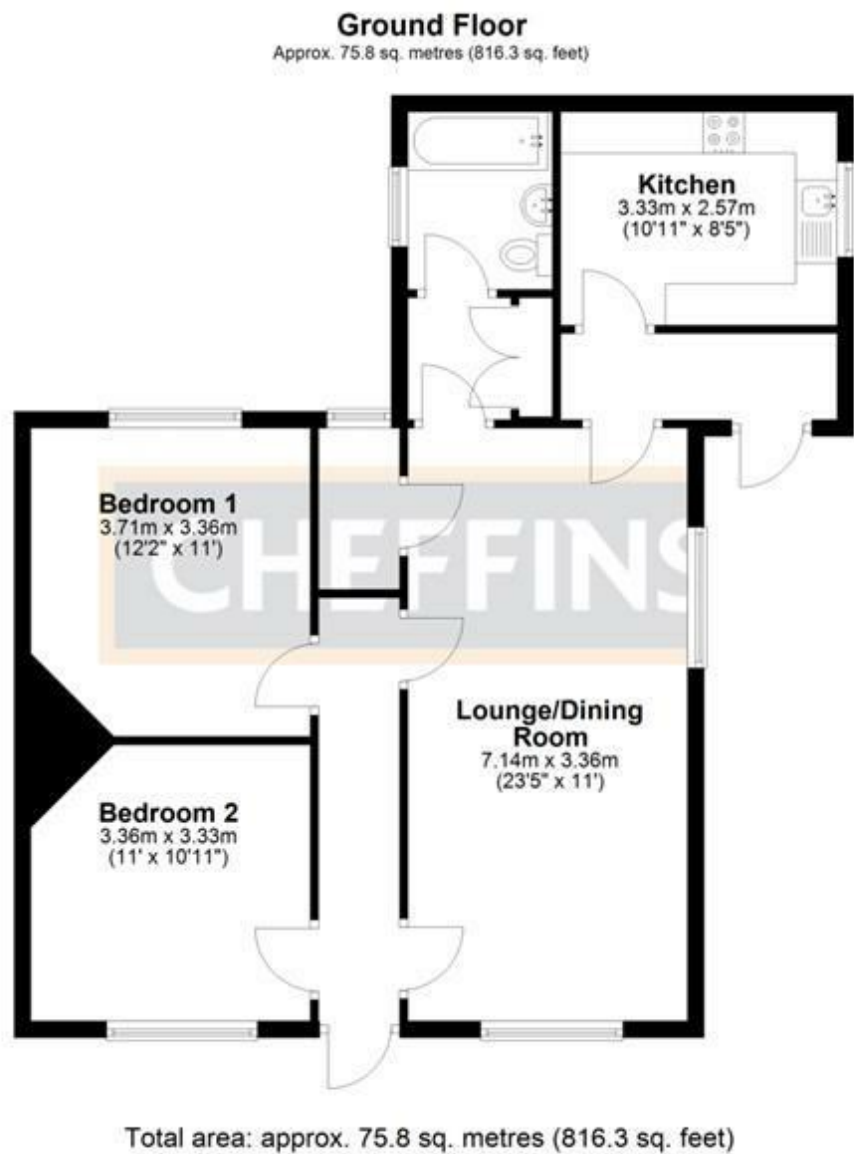
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

### Agents Notes

For more information on this property, please refer to the Material Information brochure that can be found on our website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price – £170,000  
 Council Tax Band – B  
 Tenure – Freehold  
 Local Authority – Fenland District Council



Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

