



London Road, Chatteris, Cambs, PE16 6AS

Central Location - Detached Bungalow - With Part Finished Annexe - 2 Bedrooms - Kitchen & Lounge - Shower Room - Secure Gated Yard - Hot Tub Included - Call To View (01354) 696700

£280,000



Bungalow

Kitchen Area

2.21m (7'3") x 2.10m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, composite sink, built in electric hob and oven, tiled flooring, double glazed window to side and stable door.

Lounge Area

4.84m (15'11") x 3.12m (10'3")

Double glazed window, brick built fireplace with cast-iron wood burner and door to shower room.

Lobby

Tiled flooring and double glazed double doors.

Bedroom 1

4.88m (16') x 2.87m (9'5")

Window to rear and single radiator.

Bedroom 2

3.47m (11'5") x 2.46m (8'1")

Window to rear and single radiator.

Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, fully tiled walls, double glazed window to side and tiled flooring. There is also plumbing for washing machine and space for

tumble dryer with worktop space over.

Annexe - Ground Floor

Garage/Potential Bedroom

4.20m (13'9") x 3.19m (10'5")

Currently used as a garage.

Shower Room

With electric and water

Lounge Area

4.21m (13'10") x 4.21m (13'10")

Two windows to rear, stairs to first floor, vaulted ceiling with exposed beams.

Potential Kitchen Area

4.25m (13'11") x 2.35m (7'9")

Double glazed window, fitted with electric and water.

Annexe First Floor

Bedroom

4.50m (14'9") x 4.42m (14'6")

Window to side sloping walls and exposed beams.

Outside

A gated driveway leads to double gates giving access to the private enclosed yard with 2.2m wall giving total privacy, with gravel for ample parking for several vehicles

and has a time clock flood lighting system for winter use.

Entrance to the bungalow is via lockable 2 meter gates which isolates it from the main yard and has its own courtyard garden which can also be used for parking (1 Vehicle) should it be required.

There is a block built workshop with integral dog kennel and run which has lighting and power, a timber shed with lighting and power and a metal tool store.

A patio area and artificial grassed area with a fully working hot tub is included which is approximately 5 years old with minimal use.

The annexe has its own patio and enclosed garden with a wall and wrought iron gates separating it from the yard.

The annexe features an original well which has been made into a storage cupboard with worktop.

EPC Rating: TBC



Call to arrange a viewing **01354 696700**

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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