

# £190,000

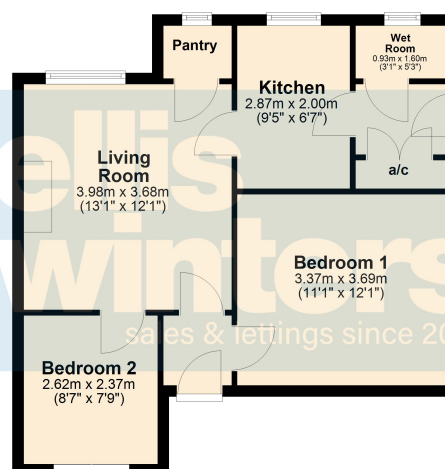
Wenny Estate, Chatteris, Cambridgeshire PE16 6UX



To arrange a viewing call us now on 01354 694900

This two-bedroom semi detached BUNGALOW sits on an exceptional and unusually GENEROUS PLOT, offering a rare opportunity for buyers seeking a home with both immediate comfort and outstanding potential. Although the property would benefit from some updating, it features a spacious lounge/diner, a practical kitchen, a convenient wet room and two bedrooms, providing a solid foundation for modernisation or reconfiguration. Off road parking to the front adds everyday convenience, while an extensive rear garden provides a standout outdoor space ideal for gardening, entertaining or future development possibilities.

**Ground Floor**  
Approx. 47.7 sq. metres (513.8 sq. feet)



Total area: approx. 47.7 sq. metres (513.8 sq. feet)

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### GROUND FLOOR

**Living Room**  
3.98m (13'1") x 3.68m (12'1")  
Window to rear, walk-in pantry store cupboard.

**Kitchen**  
2.87m (9'5") x 2.00m (6'7")  
Fitted with a matching range of wall and base units with space for freestanding cooker and under counter fridge, plumbing for washing machine, window to rear.



**Bedroom 1**  
3.69m (12'1") x 3.37m (11'1")  
Window to front.

**Bedroom 2**  
2.62m (8'7") x 2.37m (7'9")  
Window to front.



**Wet Room**  
1.60m (5'3") x 0.93m (3'1")  
Electric shower, low level wc and hand wash basin. Window to rear.

### OUTSIDE

A driveway to one side provides off road parking and the balance is laid with slate chippings to provide additional parking if required. To the rear, directly behind the property is a paved patio area and storage shed. To the side is an extensive garden laid to lawn with shrub borders.



### SERVICES

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

Freehold  
Fenland District Council tax band A  
Energy rating D



### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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