

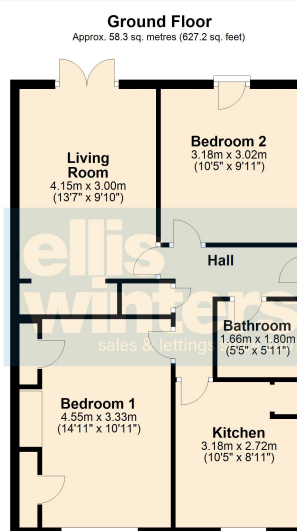
# £220,000

Green Park, Chatteris, Cambridgeshire PE16 6DN



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

This vibrant and bright TWO BEDROOM SEMI-DETACHED BUNGALOW exudes a fun, quirky character while offering comfortable and practical living throughout. Inside, the layout includes a well appointed kitchen and a welcoming living room featuring a charming WOOD BURNING STOVE and double doors that open directly onto the garden, creating a lovely flow for relaxing or entertaining. Both bedrooms are generous doubles, complemented by a neatly presented family bathroom. Outside, the property continues to impress with ample OFF ROAD PARKING, a single GARAGE and a private, enclosed garden that provides a peaceful space to unwind. Altogether, it's a home that blends personality with convenience, making it an appealing choice for a range of buyers.



Total area: approx. 58.3 sq. metres (627.2 sq. feet)

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## Ground Floor

### Kitchen

3.18m (10'5") x 2.72m (8'11")

Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, pantry cupboard and window to front



### Living Room

4.15m (13'7") x 3.00m (9'10")

Lovely wood burning stove, double doors out to garden

### Bedroom 1

4.55m (14'11") x 3.33m (10'11")

Window to front, fitted wardrobes and shelving



### Bedroom 2

3.18m (10'5") x 3.02m (9'11")

Door out to garden

### Bathroom

1.80m (5'11") x 1.66m (5'5")

Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Window to side



## Outside

A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. A separate side courtesy door leads into the rear garden.

To the rear, the garden has an extensive patio, area of astroturf, outside kitchen/bbq area and side gate providing access to the front.

## Services

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



## Tenure Freehold

EPC D

Council Tax Band B

## 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 £66.67 plus VAT per transaction (£80 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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