£300,000

Black Horse Lane, Chatteris, Cambridgeshire
PE16 6RB



To arrange a viewing call us now on 01354 694900

This spacious three bedroom DETACHED BUNGALOW offers an abundance of space and versatility, ideally situated within easy reach of a wide range of local amenities. The WELL-PROPORTIONED accommodation comprises separate living and dining rooms, a good size kitchen, three generous double bedrooms, shower room and the convenience of a separate cloakroom. Outside, the property continues to impress with extensive OFF-ROAD PARKING, providing ample space for several vehicles, including a caravan or motorhome.

The manageable garden, with its lawn and patio area, offers a lovely space for outdoor dining, relaxation and entertaining, without the burden of extensive upkeep.

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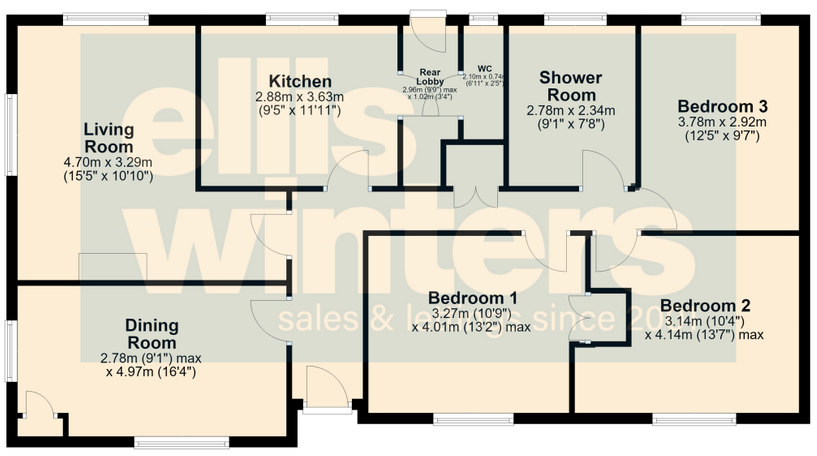







Ground Floor

Approx. 104.0 sq. metres (1119.8 sq. feet)



Total area: approx. 104.0 sq. metres (1119.8 sq. feet)

GROUND FLOOR

Living Room
4.70m (15'5") x 3.29m (10'10")
Windows to both rear and side, fireplace housing log burner.

Dining Room
4.97m (16'4") x 2.78m (9'1") max.
Windows to both front and side, meter cupboard.

Kitchen
3.63m (11'11") x 2.88m (9'5")
Fitted with a modern range of wall and base units housing eye level double oven and four ring gas hob with extractor over, 1½ sink and drainer, space for fridge/freezer, plumbing for washing machine. Window to rear.

Rear Lobby
2.96m (9'9") max. x 1.02m (3'4")
Door out to garden, wall mounted boiler.

WC
2.10m (6'11") x 0.74m (2'5")
Fitted with a low level wc and hand wash basin. Window to rear.

Bedroom 1
4.01m (13'2") max. x 3.27m (10'9")
Window to front, fitted wardrobe.

Bedroom 2
4.14m (13'7") max. x 3.14m (10'4")
Window to front.

Bedroom 3
3.78m (12'5") x 2.92m (9'7")
Window to rear.

Shower Room
2.78m (9'1") x 2.34m (7'8")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan and planted with mature shrubs. Double gates to one side open up to an extensive block paved drive with enough space for a caravan or motor home if required. The rear garden has a good size patio with lawn and established borders. There are two garden sheds both with power and light.

FURTHER INFORMATION

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

Freehold
Fenland District Council tax band C
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 £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
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