

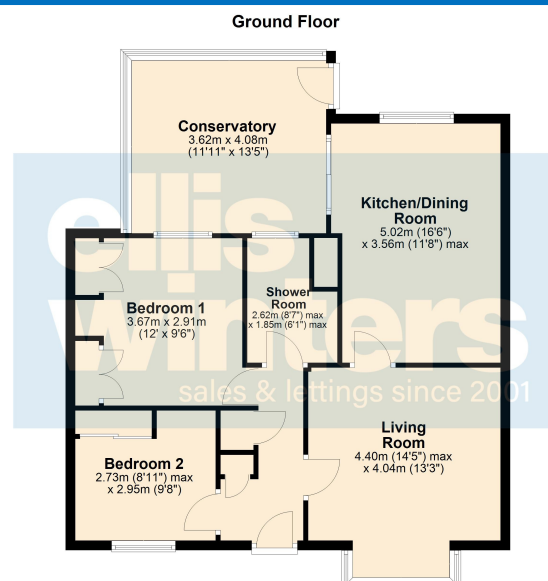
£220,000

Mayfly Close, Chatteris, Cambridgeshire PE16 6PF



To arrange a viewing call us now on 01354 694900

This attractive two bedroom semi detached BUNGALOW is pleasantly positioned along a QUIET private roadway and offers well appointed accommodation ideal for comfortable, single level living. The property boasts a spacious and inviting living room, an extended kitchen/diner providing ample space for both dining and entertaining, and a light filled CONSERVATORY overlooking the garden. There are two well proportioned bedrooms complemented by a modern shower room. Externally, the bungalow benefits from a single GARAGE, convenient off road parking and a fully enclosed rear garden, creating a private and secure outdoor space perfect for relaxation and enjoyment throughout the year.



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GROUND FLOOR

Living Room

4.40m (14'5") max. x 4.04m (13'3")

Box bay window to front, fireplace housing electric fire additional windows to the side.

Kitchen/Dining Room

5.02m (16'6") x 3.56m (11'8") max.

Fitted with a matching range of wall and base units housing eye level double electric oven with four ring ceramic hob which has extractor over, plumbing for washing machine and space for fridge/freezer, window to rear and patio doors into conservatory.

Conservatory

4.08m (13'5") x 3.62m (11'11")

Brick and upvc construction, radiator and door out to garden.

Bedroom 1

3.67m (12') x 2.91m (9'6")

Window to rear, fitted wardrobes.

Bedroom 2

2.95m (9'8") x 2.73m (8'11") max.

Window to front, fitted wardrobes.

Shower Room

2.62m (8'7") max x 1.85m (6'1") max.

Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.



OUTSIDE

The property is accessed via a private roadway and this is the furthest property so nicely positioned. There are no maintenance charges on the roadway. There is a single garage with standard up and over door. To the rear, the garden is laid mainly to lawn with good size patio and flower borders.

SERVICES

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



Fenland District Council tax band B

Energy rating C

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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