

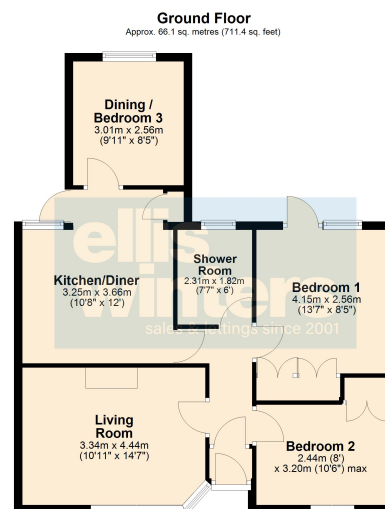
# £240,000

Newlands Road, Chatteris, Cambridgeshire PE16 6DE



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

REFURBISHED THROUGHOUT, including luxury vinyl click waterproof flooring, this versatile semi-detached bungalow offers **STYLISH**, move-in-ready living with a flexible two/three bedroom layout. The re-fitted kitchen/diner is the social hub, seamlessly connected to a light and airy living room. A modern shower room provides contemporary comfort, while outside you'll find off-road **PARKING** and a **GOOD-SIZED** garden-ideal for outdoor dining, relaxation, and entertaining. Perfect for buyers seeking practical space with a contemporary finish, this home easily adapts to a two-bedroom setup with room to spare for a home office or extra guest room.



Total area: approx. 66.1 sq. metres (711.4 sq. feet)

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## GROUND FLOOR

**Living Room**  
4.44m (14'7") x 3.34m (10'11")  
Window to front, luxury vinyl flooring.

**Kitchen/Diner**  
3.66m (12') x 3.25m (10'8")  
Re-fitted with a contrasting range of wall and base units housing eye level single electric oven, four ring gas hob with extractor over, integrated dishwasher and fridge/freezer, 1 ½ sink and drainer, boiler cupboard and window to rear.



**Shower Room**  
2.31m (7'7") x 1.82m (6')  
Re-fitted with a double shower cubicle with rainwater shower head, low level wc and hand wash basin set within vanity unit, heated towel rail and window to rear.



**Bedroom 1**  
4.15m (13'7") x 2.56m (8'5")  
Window to rear, fitted wardrobes.

**Bedroom 2**  
3.20m (10'6") max. x 2.44m (8')  
Window to front, fitted wardrobes.



**Dining / Bedroom 3**  
3.01m (9'11") x 2.56m (8'5")  
Window to rear.



## OUTSIDE

A driveway to one side provides off road parking and the balance of frontage is laid to gravel for additional parking if required. A side passage provides access into the rear garden which is a blank canvas with areas for planting and areas of gravel plus a paved patio area.

## SERVICES

Mains gas, electricity, water and drainage.  
The property has under floor 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, 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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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