

£310,000

Marian Way, Chatteris, Cambridgeshire PE16 6LZ



To arrange a viewing call us now on 01354 694900

Welcome to this BEAUTIFULLY REFURBISHED three-bedroom link-detached BUNGALOW, where contemporary style meets comfort. Step inside to discover a bright and spacious living room, perfect for relaxing with family or entertaining guests. The modern kitchen/diner provides an excellent space for cooking, dining and everyday living, offering a practical layout suited to modern lifestyles. Each of the three generously sized bedrooms offers ample space for rest and relaxation, while the family bathroom is fitted with both a bath and separate shower for added convenience. The property also benefits from a single GARAGE and private driveway, providing ample off-road parking.

Outside, the fully enclosed rear garden offers a safe and private space for children, pets and outdoor enjoyment.

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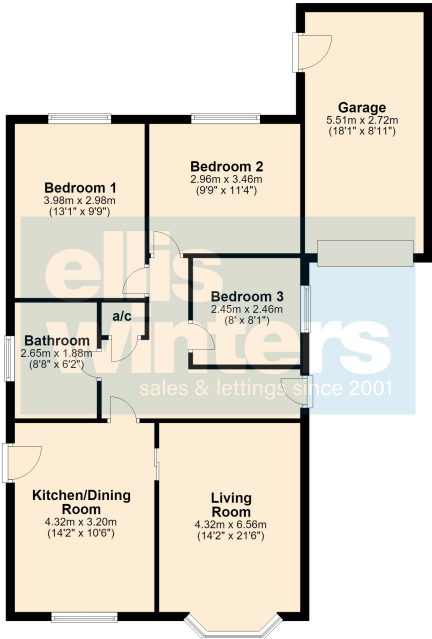
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Ground Floor
Approx. 102.8 sq. metres (1106.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)

Living Room
6.56m (21'6") x 4.32m (14'2")
Bay window to front.

Kitchen/Dining Room
4.32m (14'2") x 3.20m (10'6")
Fitted with a modern range of wall and base units housing single electric oven and four ring induction hob with extractor over, integrated dishwasher and fridge/freezer, window to front and door out to garden.

Bedroom 1
3.98m (13'1") x 2.98m (9'9")
Window to rear.

Bedroom 2
3.46m (11'4") x 2.96m (9'9")
Window to rear.

Bedroom 3
2.46m (8'1") x 2.45m (8')
Window to side.

Bathroom
Fitted with a panelled bath, separate corner shower cubicle, wash hand basin set within vanity unit and low level wc. Window to side.

OUTSIDE

A driveway to one side provides off road parking and leads to the SINGLE GARAGE 5.51m (18'1") x 2.72m (8'11") which has standard up and over door, power and light. There is a separate side door from the garage leading into the rear garden. To the rear, the garden is laid to lawn with patio area.

SERVICES

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

AGENTS NOTE

Please note that since the EPC was carried out the seller has had a new heating system installed including a new gas boiler, additional loft insulation, some new windows, front door and electrical fuse box.

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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