Guide Price

£335,000 - £345,000

Wood Street, Chatteris, Cambridgeshire
PE16 6LJ



To arrange a viewing call us now on 01354 694900

Step inside this deceptively spacious THREE-BEDROOM DETACHED BUNGALOW, a true gem meticulously updated and extended by its current owner. Nestled on a generous plot, this property offers ample OFF-ROAD PARKING with the potential to add a garage, if desired. Inside, you'll discover a modern KITCHEN/DINER, perfect for family meals and entertaining. Relax in the generously sized living room, featuring doors that open seamlessly onto the garden. Boasting three double bedrooms, including a master with EN-SUITE, and a well-appointed family bathroom, this bungalow offers comfortable living for everyone.

Early viewing is highly recommended to fully appreciate all this delightful home has to offer!

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Guide Price

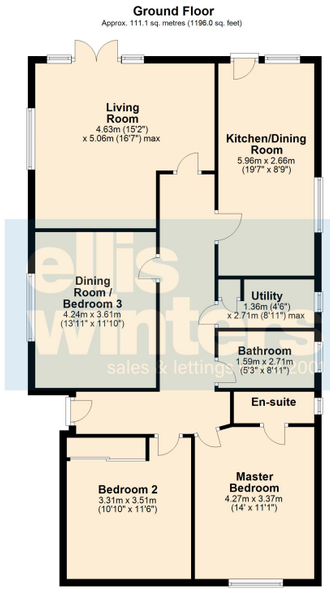
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Total area: approx. 111.1 sq. metres (1196.0 sq. feet)

Living Room
5.06m (16'7") max x 4.63m (15'2")
Window to side with double doors out to garden with windows to each side.

Kitchen/Dining Room
5.96m (19'7") x 2.66m (8'9")
Fitted with a modern range of wall and base units housing ceramic sink and drainer, integrated dishwasher, range style cooker with extractor hood over, space for fridge/freezer, window to side and rear, door out to garden.

Utility
2.71m (8'11") max. x 1.36m (4'6")
Plumbing for washing machine and space for tumble drier with worktop over, wall mounted gas boiler, airing cupboard, window to side.

Master Bedroom
4.27m (14') x 3.37m (11'1")
Window to front.

En-suite
Fitted with a single shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 2
3.51m (11'6") x 3.31m (10'10")
Window to front, fitted wardrobes.

Dining Room / Bedroom 3
4.24m (13'11") x 3.61m (11'10")
Window to side.

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

OUTSIDE

The front garden is open plan and block paved to provide ample off road parking. To the rear the garden is laid mainly to lawn with decked patio, mature apple tree and two storage sheds.

FURTHER INFORMATION

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

Agents Note
Since the Energy Performance Certificate was issued, our sellers have installed a new central heating system and have replaced all windows and doors.

Tenure Freehold
EPC D (see note above)
Fenland District 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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