

£284,000

Pound Road, Chatteris, Cambridgeshire PE16 6RL



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

Ellis Winters is pleased to offer to the market this 3 BEDROOM DETACHED BUNGALOW situated within the popular town of Chatteris, the property has recently undergone a full refurbishment and is ready to move in.

The property consists of entrance hall, lounge, conservatory, wet room, 3 bedrooms, fitted kitchen/breakfast room, en-suite, parking, workshop and a good size rear garden.

Don't delay, give us a call today to arrange your viewing! Energy rating C

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)

**ellis winters**  
sales & lettings since 2001



**ellis winters**  
sales & lettings since 2001

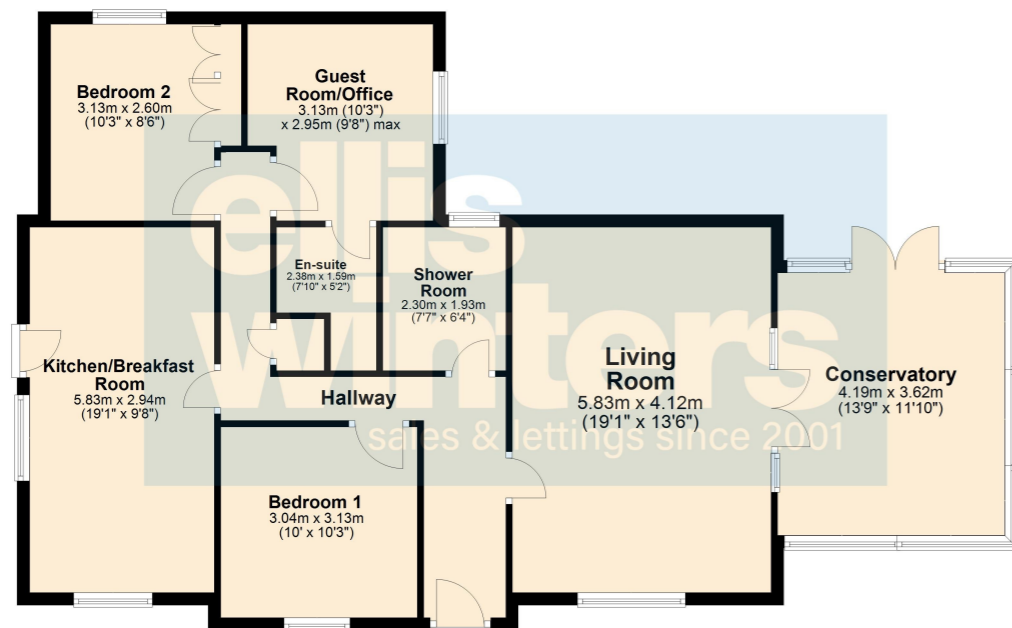
£284,000

Pound Road, Chatteris, Cambridgeshire PE16 6RL



**Ground Floor**

Approx. 105.8 sq. metres (1138.5 sq. feet)



**Entrance Hall**

Door to front, dado rail, coving to the ceiling, radiator and doors to:

**Living Room**

5.83m (19'1") x 4.12m (13'6")  
Double glazed window to front, radiator, coving to the ceiling and doors to:

**Conservatory**

4.19m (13'9") x 3.62m (11'10")  
Double glazed windows to all aspects, double glazed French doors to the garden and electric points.

**Inner Hall**

**Wet Room**

2.30m (7'7") x 1.93m (6'4")  
Low level W.C, pedestal wash hand basin, open shower, heated towel rail, double glazed obscured window to side.

**Bedroom 1**

3.13m (10'3") x 3.04m (10'0")  
Double glazed window to front aspect, radiator, coving to ceiling.

**Kitchen/Breakfast Room**

5.83m (19'1") x 2.94m (9'8")  
Double glazed windows to front and side aspects, double glazed obscured stable door to side, built in range of base and wall units with worktops over, built in dishwasher, 1/4 sink bowl with mixer tap, space for washing machine, space for fridge freezer, built in NEUE double over and ceramic hob and radiator.

**Bedroom 2**

3.13m (10'3") x 2.60m (8'6")  
Double glazed window to side, radiator and coving to the ceiling.

**Guest Room/Bedroom 3**

3.13m (10'3") x 2.95m  
Double glazed window side, storage area, radiator, coving to the ceiling and door to:

**En-suite**

2.38m (7'10") x 1.59m (5'2")  
Shower cubicle, low level W.C, vanity wash hand basin, radiator and extractor fan.

**OUTSIDE**

To the front of the property is a paved and partially blocked pathway leading to the front door, driveway providing parking for multiple vehicles and access to the garden.

**Workshop/Potential garage**

This former single garage has recently been turned into a workshop but can easily be changed back into a garage, with UPVC door to side and obscured window to side and light and power connected

This corner plot rear garden consists of a good size blocked paved patio area and leads to steps down to a mainly laid to lawn garden which is enclosed by fencing and a range of shrubs and easy to maintain.

Tenure Freehold  
Energy rating C  
Council Tax Band 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**

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 also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

**ellis winters**  
sales & lettings since 2001