

# £240,000

James Gage Close, Chatteris Cambridgeshire PE16 6HF



To arrange a viewing call us now on 01354 694900

Nestled in a quiet CUL-DE-SAC location, this well-presented linked detached TWO BEDROOM bungalow offers an excellent opportunity for buyers seeking single-level living with scope to add their own finishing touches. Property comprised of lounge/dining room, part-fitted log burner in the living area — a great project for those wishing to complete the installation and create a cosy focal point for the home. A fitted kitchen and a three-piece bathroom suite. There are two bedrooms. Outside, the property enjoys a good-sized rear garden. To the front, there is OFF-ROAD PARKING and a single GARAGE.

#### Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 sq. feet)

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#### Entrance Hall

"T" shaped entrance hall with partly double glazed obscured door to side, radiator, storage cupboard, leading to:

#### Inner Hallway:

Built in cupboard which is housing the gas boiler and doors to:

#### Lounge / Dining Room

5.75m (18'10") x 2.76m

Double glazed window to front and side, chimney breast with potential log burner (not fully fitted or serviced) and radiator.



#### Kitchen

4.71m (15'5") x 2.89m (9'6")

Double glazed window to front, double glazed obscured door to side, fitted kitchen with range of wall and base units with 1½ bowl sink with mixer tap, built in gas hob and double electric oven, built in fridge freezer, space for and plumbing for washing machine and dishwasher, radiator.



#### Bathroom

2.89m (9'6") x 2.03m (6'8")

Double glazed obscured window to side, panelled bath with mixer tap and shower over, low level W.C., pedestal wash hand basin, partly tiled and radiator.



#### Bedroom 1

3.72m (12'2") x 2.50m (8'3")

Double glazed window to rear aspect, radiator and built in wardrobes.

#### Bedroom 2

2.50m (8'3") x 2.48m (8'2") max.

Double glazed window to rear aspect, radiator and built in wardrobes.



#### OUTSIDE

#### Single Garage:

Up and over door, door to side, light and power laid on

#### Front:

Shared partly blocked paved which leads to a gravelled area leading to a single garage and parking for two vehicles. Area to the front of the property with the potential turn into further off-street parking. Between the bungalow and garage is a walkway leading to side door of garage and gated access to the rear garden.

#### Rear Garden:

Good size garden which is mainly laid to lawn with a range of shrubs and shed.

#### Tenure Freehold

Council Tax Band C

EPC 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 £49 + 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

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