

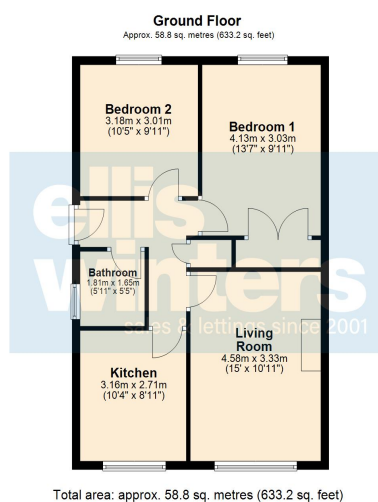
# £180,000

Green Park, Chatteris, Cambridgeshire PE16 6DN



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

This fabulous two-bedroom semi-detached bungalow is available for sale with no forward chain, ensuring a smooth transition to your new home. Boasting ample off-road parking, this property is perfect for families or anyone seeking convenience without the hassle. The spacious living room invites you to relax and unwind, while the well-appointed kitchen offers functionality for everyday living. Both double bedrooms provide generous space and comfort, with the bathroom conveniently located nearby. Step outside to discover a lovely garden to the rear, an ideal spot for outdoor entertaining or enjoying peaceful moments in nature. Don't miss the opportunity to make this delightful bungalow your own.



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#### Living Room

4.58m (15') x 3.33m (10'11")

Window to front, feature electric fireplace.

#### Kitchen

3.16m (10'4") x 2.71m (8'11")

Fitted with a matching range of wall and base units housing freestanding cooker, plumbing for washing machine, and space for fridge/freezer, wall mounted gas boiler, 1½ sink and drainer, window to front.



#### Bedroom 1

4.13m (13'7") x 3.03m (9'11")

Window to rear, fitted wardrobes.

#### Bedroom 2

3.18m (10'5") x 3.01m (9'11")

Window to rear.

#### Bathroom

Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Window to side.



#### OUTSIDE

The front of the property is open plan and laid to lawn and a driveway to one side provides ample off road parking. To the rear, the garden is also laid to lawn and has storage shed.



#### SERVICES

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

#### Freehold

Energy rating C

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 £40 + VAT (£48) 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.

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