

£275,000

Woodside, Chatteris, Cambridgeshire PE16 6LL



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

Set within a SOUGHT AFTER LOCATION and occupying an impressive corner plot, this charming two bedroom DETACHED BUNGALOW presents a wonderful opportunity for buyers seeking a home with ENORMOUS POTENTIAL. Offering a well proportioned layout that includes a bright and welcoming living room, a generous kitchen/diner, two comfortable bedrooms and a practical wet room. Outside, the bungalow continues to impress with its beautifully established front and rear gardens, offering tranquil spaces to enjoy throughout the year, while a GARAGE and convenient off road parking further enhance its appeal.

Packed with character and ripe for improvement, this delightful home is perfect for those wishing to update and personalise a property in a truly desirable setting.

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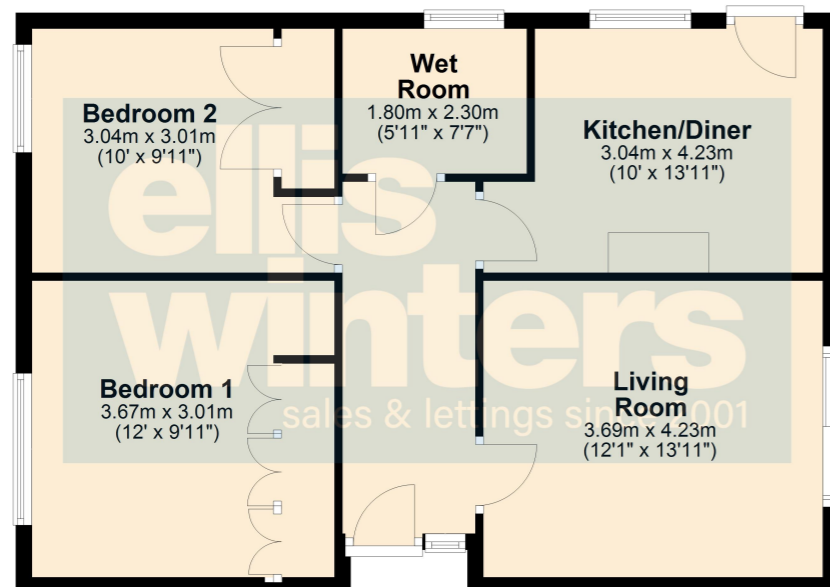
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### Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

#### Living Room

4.23m (13'11") x 3.69m (12'1")  
Tiled fireplace which is open with potential for wood burner. Patio doors out to garden.

#### Kitchen/Diner

4.23m (13'11") x 3.04m (10')  
Fitted with a matching range of wall and base units complete with freestanding cooker (top oven not working), plumbing for washing machine and space for fridge/freezer, 1½ sink and drainer, tiled floor, window to rear.

#### Wet Room

2.30m (7'7") x 1.80m (5'11")  
Fitted with and electric shower, low level wc and hand wash basin. Window to rear.

#### Bedroom 1

3.67m (12') x 3.01m (9'11")  
Window to side, fitted wardrobes.

#### Bedroom 2

3.04m (10') x 3.01m (9'11")  
Window to side, fitted wardrobe.

#### OUTSIDE

The property is set on a corner plot and has a larger than average frontage which is open plan, laid to lawn with ornamental shrub borders. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the garden has patio area, shaped lawn, gorgeous mature Magnolia tree, mature shrubs and storage shed.

#### SERVICES

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

#### Freehold

Fenland District Council tax band B  
Energy rating TBC

#### 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 plus VAT per transaction (£48 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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