

£260,000

Ash Grove, Chatteris, Cambridgeshire PE16 6NL



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

Situated in a CONVENIENT LOCATION close to a variety of local amenities, this deceptively spacious two-bedroom DETACHED BUNGALOW offers well-planned and versatile accommodation that must be viewed to be fully appreciated. The property benefits from both separate living and dining rooms creating flexible spaces ideal for relaxing and entertaining, along with a modern fitted kitchen complemented by a practical UTILITY ROOM. There are two well-proportioned double bedrooms and a bathroom.

Outside, the bungalow is further enhanced by ample off-road parking and a low-maintenance rear garden featuring a pond, providing an attractive outdoor space for relaxation and enjoyment.

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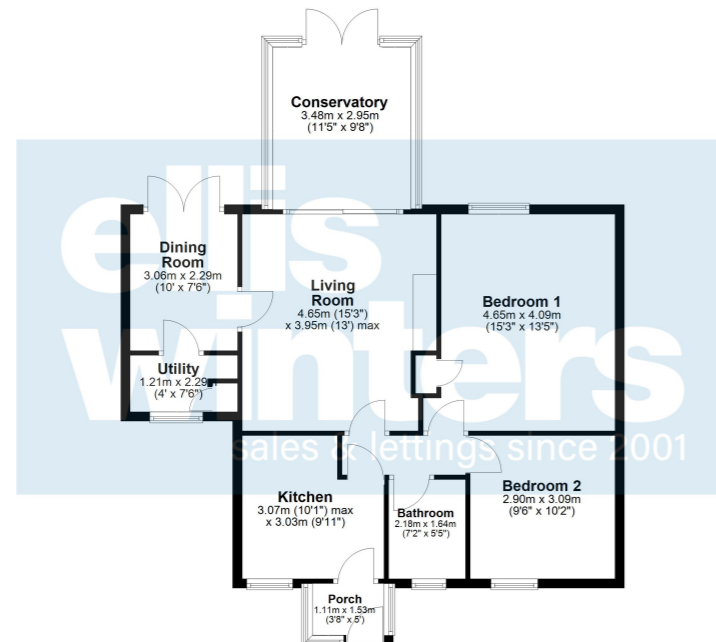
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**Ground Floor**  
Approx. 84.1 sq. metres (905.7 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)

#### Porch

1.53m (5') x 1.11m (3'8")  
Brick and upvc providing an ideal area for shoes.

#### Kitchen

3.07m (10'1") max. x 3.03m (9'11")  
Fitted with a modern range of wall and base units with space for freestanding cooker (this may be available by separate negotiation), wall mounted gas boiler, space for fridge. Window to front.

#### Living Room

4.65m (15'3") x 3.95m (13') max.  
Feature fireplace, patio doors leading into conservatory.

#### Dining Room

3.06m (10') x 2.29m (7'6")  
Double doors leading out to rear garden.

#### Utility

2.29m (7'6") x 1.21m (4')  
Fitted with storage units, single sink and drainer, plumbing for washing machine and space for tumble drier. Window to front.

#### Conservatory

3.48m (11'5") x 2.95m (9'8")  
Brick and upvc construction, wooden flooring, double doors out to garden.

#### Bedroom 1

4.65m (15'3") x 4.09m (13'5")  
Window to rear, airing cupboard.

#### Bedroom 2

3.09m (10'2") x 2.90m (9'6")  
Window to front.

#### Bathroom

2.18m (7'2") x 1.64m (5'5")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Towel rail and window to front.

#### OUTSIDE

The front garden has been block paved for ease of maintenance and a driveway to one side provides off road parking. To the rear the garden is on different levels with patio areas, Koi carp pond, established borders, lawn 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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