

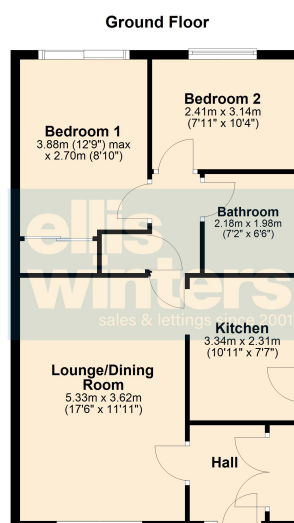
£199,950

St. Pauls Drive, Chatteris, Cambridgeshire PE16 6DG



To arrange a viewing call us now on 01354 694900

Presenting a fabulous two-bedroom semi-detached bungalow that blends comfortable living with practical convenience. Inside, you'll find a generous lounge/diner, a well-appointed kitchen, and two double bedrooms for flexible accommodation. The family bathroom completes the living space, while outside a garage and a double driveway provide ample parking. The fully enclosed garden offers a private, low-maintenance outdoor area ideal for relaxation or alfresco dining.



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Hall  
Storage cupboard.

Lounge/Dining Room  
5.33m (17'6") x 3.62m (11'11")  
Window to front, freestanding electric fireplace.



Kitchen  
3.34m (10'11") x 2.31m (7'7")  
Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine and space for fridge/freezer, tiled floor, window to side and door out to garden. Half of the wall has been removed so that the kitchen is open more to the living room.



Bedroom 1  
3.88m (12'9") max. x 2.70m (8'10")  
Fitted wardrobe, patio doors out to garden.



Bedroom 2  
3.14m (10'4") x 2.41m (7'11")  
Window to rear.



Bathroom  
2.18m (7'2") x 1.98m (6'6")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to side.

#### OUTSIDE

The front garden is block paved for ease of maintenance and for additional parking if required. A double width driveway provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, there is a veranda over a decked patio with the balance laid to lawn with flower and shrub borders.

#### 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 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.

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)

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