

£265,000

Linden Drive, Chatteris, Cambridgeshire PE16 6DZ



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

This fabulous three-bedroom DETACHED BUNGALOW is nestled in a SOUGHT-AFTER location, offering both tranquillity and convenience. Just moments away from a variety of amenities, this property boasts a spacious living room perfect for relaxation and entertaining.

You'll also appreciate the added benefits of a single GARAGE and off-road parking, making accessibility a breeze. Step outside to discover a low-maintenance rear garden, ideal for enjoying sunny afternoons without the hassle of extensive upkeep.

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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**LIVING ROOM**

4.95m (16'3") x 3.40m (11'2")  
Window to side, fireplace housing gas fire,  
patio doors leading out to rear garden.

**KITCHEN**

2.93m (9'7") x 2.67m (8'9")  
Fitted with a matching range of wall and base  
units housing freestanding electric cooker,  
plumbing for washing machine and space for  
under counter fridge 1½ sink and drainer,  
window to rear, door out to garden.

**BEDROOM 1**

3.51m (11'6") x 3.27m (10'9")  
Window to front, fitted wardrobe.

**BEDROOM 2**

4.26m (14') max. x 2.59m (8'6")  
Window to rear.

**Bedroom 3**

3.40m (11'2") x 2.67m (8'9")  
Window to front

**WC**

1.62m (5'4") x 0.99m (3'3")  
Fitted with a low level WC and hand wash  
basin. Window to side.

**BATHROOM**

3.72m (12'2") x 1.52m (5')  
Fitted with a panelled bath, low level WC and  
hand wash basin set within vanity unit.  
Window to rear.

**OUTSIDE**

The front garden is open plan, laid to gravel  
with feature shrubs. To the rear, the garden  
is also low maintenance with storage shed,  
paving and gravel. There is a single garage  
which has electric remote roller door, power  
and light. There is courtesy door from the  
garage into the property.

**SERVICES**

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

**Freehold**

Energy rating C  
Fenland District Council Tax band C

**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 £66.67 + VAT per transaction  
(£80 inc VAT), payable upon offer  
acceptance. A memorandum of sale can only  
be issued once these checks are complete.

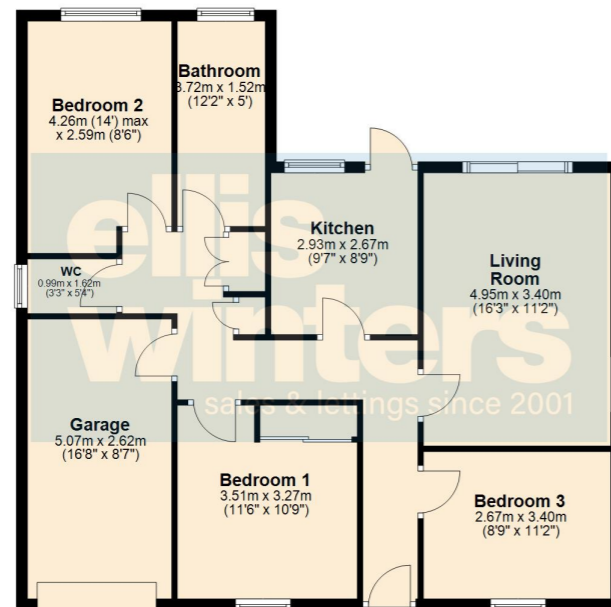
Our team will guide you through the process  
when you make an offer on a property.

**Disclaimer**

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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.

**Ground Floor**

Approx. 93.4 sq. metres (1005.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.5 sq. feet)

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