

£315,000

Wenny Road, Chatteris, Cambridgeshire PE16 6UT



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This charming THREE BEDROOM DETACHED family home blends character features with generous living space, offering a welcoming living room with a stunning CAST IRON FIREPLACE and a spacious kitchen diner complete with a cosy WOOD BURNER. A bright GARDEN ROOM and a well appointed ground floor bathroom add to the practicality of the layout, while upstairs you'll find three comfortable bedrooms.

Outside, the property benefits from ample OFF ROAD PARKING to the front, along with a GARAGE and WORKSHOP, and a good sized rear garden that provides plenty of room for relaxation or play.

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GROUND FLOOR

Living Room
3.99m (13'1") x 3.69m (12'1")
Bay window to front and separate window to side, stunning cast iron open fireplace.

Kitchen/Dining Room
7.40m (24'3") x 3.99m (13'1")
Fitted with a matching range of wall and base units housing range style cooker, integrated dishwasher, under counter fridge and freezer, and walk-in pantry cupboard, exposed brick fireplace housing multi-fuel stove, bay window to side.

Utility
1.90m (6'3") x 0.90m (2'11")
Plumbing for washing machine, corner storage cupboard.

Bathroom
2.58m (8'6") x 1.95m (6'5")
Fitted with a large walk-in shower, sink vanity unit and low level wc. Window to rear, under floor heating.

Garden Room
4.83m (15'10") x 3.64m (11'11")
Windows to both front and rear, doors to both front and rear, ample storage cupboards.

FIRST FLOOR

Bedroom 1
4.00m (13'1") x 3.69m (12'1")
Bay window to front and window to side, ornate fireplace, over stairs storage cupboard.

Bedroom 2
3.67m (12') x 2.86m (9'5")
Windows to both side and rear, over stairs storage cupboard.

Bedroom 3
3.80m (12'6") x 2.65m (8'8") max.
Window to side, boiler cupboard.

OUTSIDE

The front of the property is enclosed by a low level fence and has flower borders and feature tree. The driveway is block paved to provide ample off road parking which also leads to the large single garage which has double opening doors, power and light.

To the rear, the garden is laid to lawn and has outside seating area, patio, workshop and separate vegetable garden with raised pond.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating and the boiler was installed in June 2023.

Tenure Freehold
Fenland District Council Tax Band C
Energy rating D

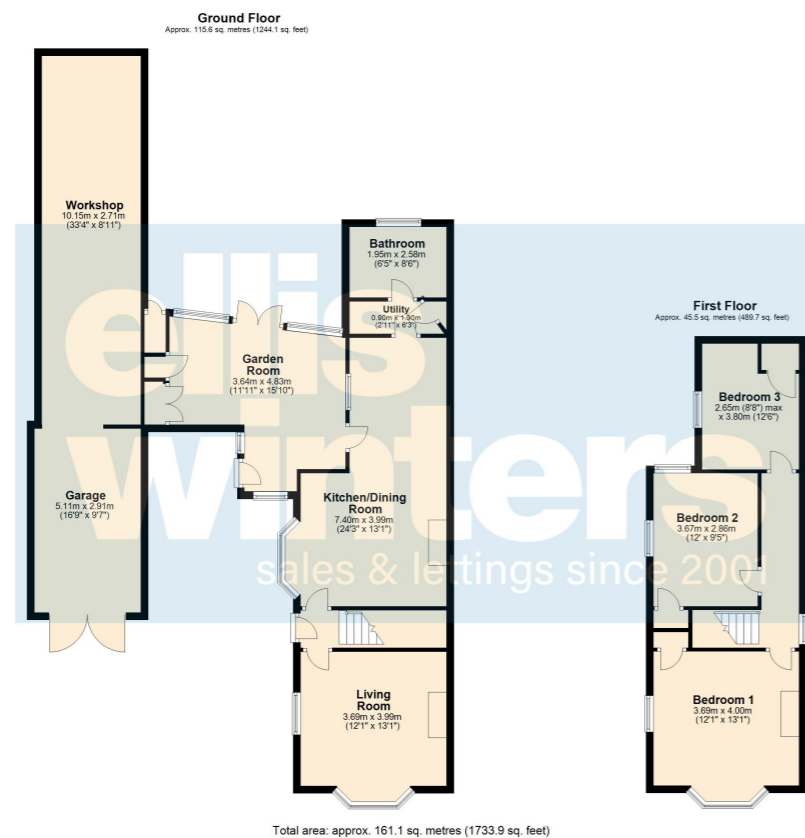
Buyer ID Checks

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 plus 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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