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The Property Ombudsman

Guide Price

£250,000 - £260,000

The Shrubbery, Chatteris, Cambridgeshire
PE16 6JE

To arrange a viewing call us now on 01354 694900

GUIDE PRICE £250,000 - £260,000

Nestled in a highly SOUGHT-AFTER LOCATION, this CHARMING two-bedroom DETACHED BUNGALOW offers a fantastic opportunity with the added benefit of NO FORWARD CHAIN. Situated on a DELIGHTFUL PLOT, this property boasts comfortable and well-proportioned living spaces. Inside, you'll find a generously sized living room, a welcoming kitchen/diner perfect for family meals, two comfortable double bedrooms, a convenient wet room, a separate shower room, and a practical utility area. Outside, the property further benefits from a single GARAGE, ample off-road PARKING, and a beautifully established garden, perfect for enjoying the outdoors. Don't miss the chance to make this delightful bungalow your new home!

Energy rating D

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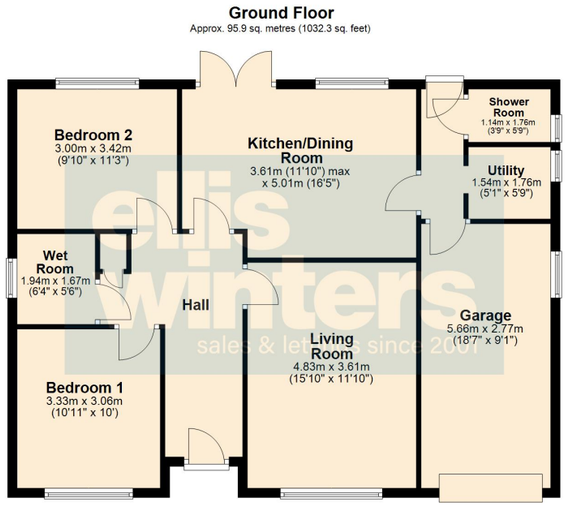

Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

Living Room
4.83m (15'10") x 3.61m (11'10")
Window to front, fireplace housing gas fire.

Kitchen/Dining Room
5.01m (16'5") x 3.61m (11'10") max.
Fitted with a matching range of wall and base units with space for freestanding cooker and fridge/freezer, window to rear and double doors out to garden.

Bedroom 1
3.33m (10'11") x 3.06m (10')
Window to front.

Bedroom 2
3.42m (11'3") x 3.00m (9'10")
Window to rear.

Wet Room
1.94m (6'4") x 1.67m (5'6")
Open plan with an electric shower, low level wc and hand wash basin. Window to side.

Utility
1.76m (5'9") x 1.54m (5'1")
Window to side.

Shower Room
1.76m (5'9") x 1.14m (3'9")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

OUTSIDE

The front garden is enclosed by a low level wall and is laid to gravel with feature shrubs. A driveway to one side provides off road parking and leads to the Garage 5.66m (18'7") x 2.77m (9'1") which has standard up and over door, power and light. There is a window to the side plus a door into the house.

To the rear, the well established garden is laid to lawn with borders and shrubs, plus a good size patio area.

SERVICES
Mains gas, electricity, water and drainage. The property has gas fired central heating. The boiler was installed in 2023 and the electrics have been updated.

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
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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