

£270,000

Marian Way, Chatteris, Cambridgeshire PE16 6LZ



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

Tucked away in a peaceful CUL DE SAC, this three bedroom DETACHED bungalow offers comfortable single storey living with a lovely sense of space and privacy. The generous kitchen diner serves as an ideal hub for everyday life and entertaining, complemented by a bright, welcoming living room with pleasant views to the front. The well appointed bathroom includes both a bath and separate shower, providing practical flexibility.

Outside, the wrap around garden enhances the property's seclusion and offers plenty of room for outdoor seating, planting or further landscaping.

A single GARAGE and off road parking are included, with the potential to create additional parking if required.

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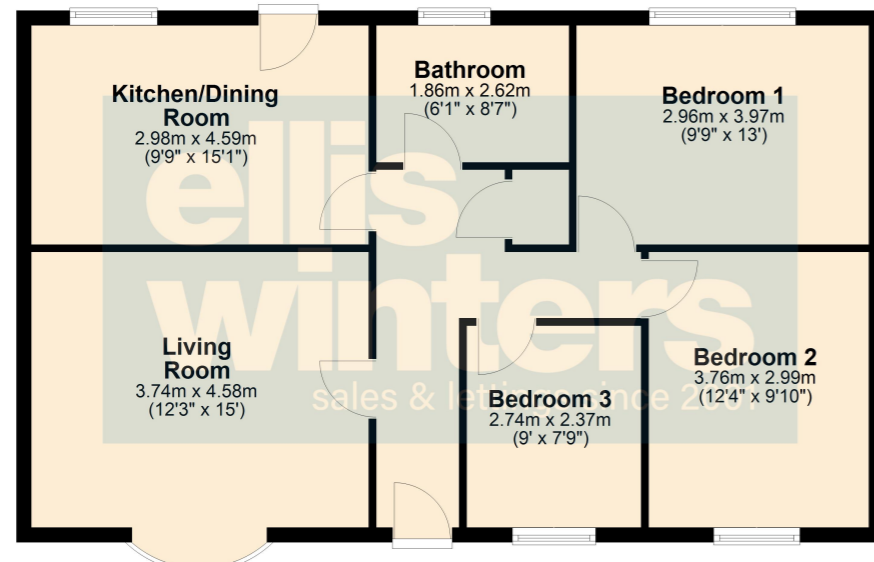
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### Ground Floor

Approx. 77.8 sq. metres (837.6 sq. feet)



Total area: approx. 77.8 sq. metres (837.6 sq. feet)

**Living Room**  
4.58m (15') x 3.74m (12'3")  
Bay window to front.

**Kitchen/Dining Room**  
4.59m (15'1") x 2.98m (9'9")  
Fitted with a matching range of wall and base units housing single sink and drainer, space for freestanding cooker and fridge/freezer, plumbing or washing machine, wall mounted gas boiler, window to rear, door out to garden.

**Bedroom 1**  
3.97m (13') x 2.96m (9'9")  
Window to rear.

**Bedroom 2**  
3.76m (12'4") x 2.99m (9'10")  
Window to front.

**Bedroom 3**  
2.74m (9') x 2.37m (7'9")  
Window to front.

**Bathroom**  
2.62m (8'7") x 1.86m (6'1")  
Fitted with a panelled bath, separate single shower cubicle, low level wc and hand wash basin. Window to rear.

### OUTSIDE

The front garden is open plan and laid to lawn with ornamental tree. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the wrap around garden is also laid to lawn with patio area and storage shed.

### SERVICES

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

Fenland District Council Tax Band C  
Energy rating C  
Tenure Freehold

### 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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