

# £180,000

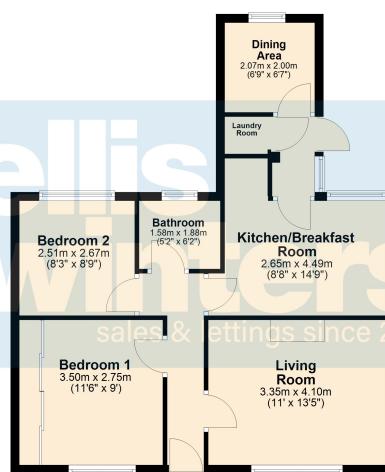
New Road, Chatteris, Cambridgeshire PE16 6DA



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

An excellent opportunity awaits with this well-priced, TWO-BEDROOM SEMI-DETACHED BUNGALOW. Situated in a peaceful cul-de-sac, the property presents the possibility of creating OFF-ROAD PARKING to the front. Inside, enjoy the benefits of a modern kitchen and bathroom, a bright and inviting living room, and two spacious bedrooms. Step outside to a good-sized rear garden, complete with a patio area, ideal for al fresco dining and enjoying the outdoors.

**Ground Floor**  
Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

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## GROUND FLOOR

### Living Room

4.10m (13'5") x 3.35m (11')

Window to front, feature fireplace, laminate flooring.

### Kitchen/Breakfast Room

4.49m (14'9") x 2.65m (8'8")

Re-fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher and space for fridge/freezer, breakfast bar, window to rear.

### Dining Area

2.07m (6'9") x 2.00m (6'7")

Window to rear.

### Bedroom 1

3.50m (11'6") x 2.75m (9')

Window to front, fitted wardrobe.

### Bedroom 2

2.67m (8'9") x 2.51m (8'3")

Window to rear.

### Bathroom

1.88m (6'2") x 1.58m (5'2")

Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Window to rear.

### Laundry Room

1.18m (3'10") x 0.86m (2'10")

Plumbing for washing machine. Space for tumble drier to sit on top.

## OUTSIDE

The front garden is open plan and the wall has been removed in readiness for off road parking to one side. The dropped kerb is not in place. There is also an area of lawn with shrub borders. To the rear, the garden is laid mainly to lawn with storage shed and patio area. A side walk-way provides access to the front and is shared by the neighbouring property.

## SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating

## Tenure Freehold

Fenland District Council Tax Band A

Energy rating 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 £49 + VAT per transaction, 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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