£260,000

The Orchards, Chatteris, Cambridgeshire PE16 6BX



To arrange a viewing call us now on 01354 694900

Situated within a SOUGHT-AFTER cul-de-sac location, this spacious three bedroom DETACHED BUNGALOW offers versatile and well-proportioned accommodation, ideal for those seeking comfortable single-storey living. The property comprises a generous lounge/diner providing plenty of space for both relaxing and entertaining, a fitted kitchen and a delightful garden room overlooking the rear garden. There are three good-sized bedrooms, offering flexibility for guests, hobbies or a home office, together with a modern wet room. Outside, the property benefits from ample off-road parking, a single GARAGE and a manageable rear garden, perfect for enjoying the outdoors without the need for extensive maintenance. A lovely opportunity to purchase a well-located bungalow with plenty of space both inside and out.

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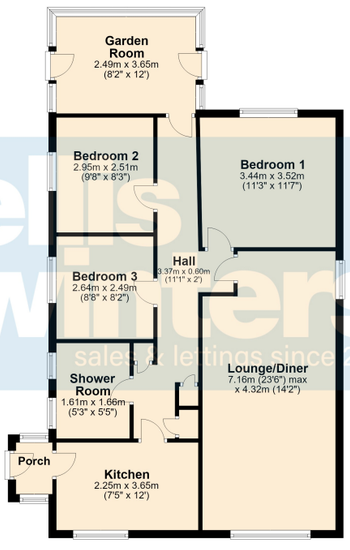







Ground Floor

Approx. 88.6 sq. metres (954.2 sq. feet)



Total area: approx. 88.6 sq. metres (954.2 sq. feet)

GROUND FLOOR

Porch
1.33m (4'4") x 0.94m (3'1")
UPVC construction.

Kitchen
3.65m (12') x 2.25m (7'5")
Fitted with a matching range of wall and base units housing double oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, 1 ½ sink and drainer, window to front.

Lounge/Diner
7.16m (23'6") max. x 4.32m (14'2")
Windows to both front and side.

Garden Room 3.65m (12') x 2.49m (8'2")
Brick and upvc construction radiator and door out to garden.

Shower Room
1.66m (5'5") x 1.61m (5'3")
Modern wet room with electric shower, low level wc an hand wash basin. Two windows to side.

Bedroom 1
3.52m (11'7") x 3.44m (11'3")
Window to rear.

Bedroom 2
2.95m (9'8") x 2.51m (8'3")
Window to side.

Bedroom 3
2.64m (8'8") x 2.49m (8'2")
Window to side.

OUTSIDE

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

To the rear, the garden is also laid to lawn with patio area.

FURTHER INFORMATION

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

There are solar panels under a 25 year Lease Agreement which is around 17 years in (more definite information to follow).

Freehold
Fenland District Council tax band C
Energy rating B

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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