

# £160,000

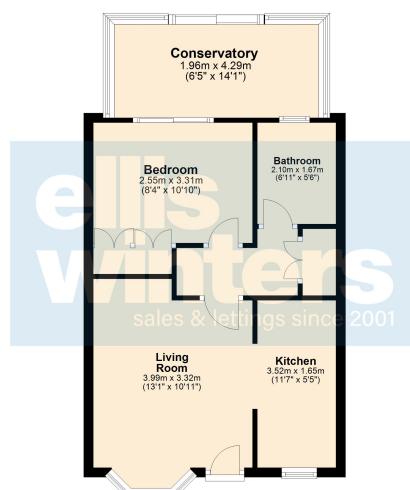
Blackthorn Close, Chatteris, Cambridgeshire PE16 6PE



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this one-bedroom end-terrace BUNGALOW sits on a generous CORNER PLOT with ample frontage and good off-road parking, plus a GARAGE. The property does REQUIRE some UPDATING but its well-proportioned accommodation includes a lounge/diner, kitchen, a bedroom with fitted wardrobes, and a bathroom. With a little modernisation, it offers great potential to tailor the space to your tastes and make it your own.

**Ground Floor**  
Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 sq. feet)

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**Kitchen**  
3.52m (11'7") x 1.65m (5'5")  
Fitted with a matching range of wall and base units housing freestanding cooker, plumbing for washing machine and space for tumble drier. Window to front.

**Living Room**  
3.96m (13') x 3.34m (10'11")  
Bay window to front and separate window to side.

#### 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.



**Bedroom**  
3.31m (10'10") x 2.55m (8'4")  
Fitted wardrobes, patio door out to garden.

**Bathroom**  
2.10m (6'11") x 1.67m (5'6")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear.

**Conservatory**  
1.96m (6'5") x 4.29m (14'1")  
UPVC construction with patio door out to garden.



#### OUTSIDE

As the property is positioned on a corner, there is a small front garden and a larger than average side garden which has a variety of rose bushes and is laid to lawn.



A driveway provides off road parking and leads to the single garage which has standard up and over door. A side gate leads to the rear garden which is also laid to lawn with patio area and shrub borders.

#### SERVICES

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



**Freehold**  
Fenland District Council tax band A  
Energy rating D

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