



Linden Drive, Chatteris, Cambs, PE16 6DZ

Detached Bungalow - 2 Double Bedrooms - Lounge/Diner - Kitchen - Shower Room & Separate WC - Rear Garden
- Garage & Driveway - No Upward Chain - Call To View (01354) 696700

£260,000



Ground Floor

Entrance Hall

Built in storage cupboard, single radiator and fitted carpet.

Kitchen

3.22m (10'5") x 2.85m (10'3")
Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in electric hob with extractor hood over, double glazed window to rear and tiled flooring.

Lounge/Diner

6.38m (20'9") x 3.59m (11'7")
Double glazed window to side, fireplace with surround, single radiator and double glazed sliding doors leading to the garden.

Bedroom 1

4.78m Max (15'6") x 3.58m (11'7")
Double glazed box window to front, single radiator and fitted carpet.

Bedroom 2

3.46m (11'3") x 2.98m (9'7")
Double glazed window to front, single radiator and fitted carpet.

Shower Room

Fitted with three piece suite comprising of walk in shower cubicle, wash hand basin and WC, tiled surround, double glazed window to side, heated towel rail and tiled flooring.

WC

Fitted with two piece suite comprising, wash hand basin and WC, tiled splashbacks, single radiator, tiled flooring and double glazed window to side.

Outside

To the front of the property is a small garden which is mainly laid to lawn with planted rose bushes a block paved driveway which leads to the garage.
The rear garden comprises of patio, lawn and a planted hedgerow and a timber build shed.

EPC Rating: C



Call to arrange a viewing **01354 696700**

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Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.