

£300,000

Marian Way, Chatteris, Cambridgeshire PE16 6LZ



To arrange a viewing call us now on 01354 694900

Welcome to this BEAUTIFULLY REFURBISHED three-bedroom link-detached BUNGALOW, where contemporary style meets comfort. Step inside to discover a bright and spacious living room, perfect for relaxing with family or entertaining guests. The modern kitchen/diner provides an excellent space for cooking, dining and everyday living, offering a practical layout suited to modern lifestyles. Each of the three generously sized bedrooms offers ample space for rest and relaxation, while the family bathroom is fitted with both a bath and separate shower for added convenience. The property also benefits from a single GARAGE and private driveway, providing ample off-road parking.

Outside, the fully enclosed rear garden offers a safe and private space for children, pets and outdoor enjoyment.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

ellis winters
sales & lettings since 2001



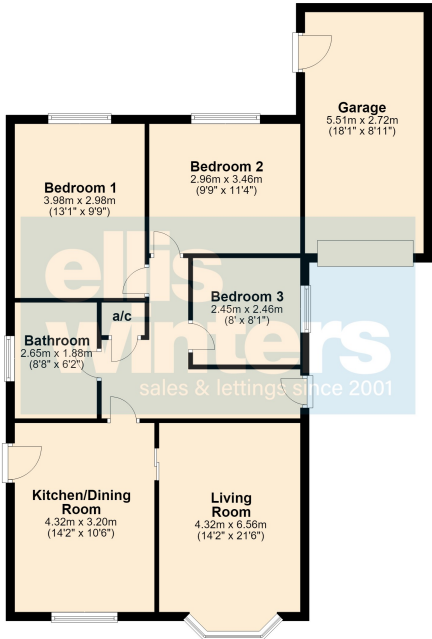
ellis winters
sales & lettings since 2001

£300,000

Marian Way, Chatteris, Cambridgeshire PE16 6LZ



Ground Floor
Approx. 102.8 sq. metres (1106.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)

Living Room
6.56m (21'6") x 4.32m (14'2")
Bay window to front.

Kitchen/Dining Room
4.32m (14'2") x 3.20m (10'6")
Fitted with a modern range of wall and base units housing single electric oven and four ring induction hob with extractor over, integrated dishwasher and fridge/freezer, window to front and door out to garden.

Bedroom 1
3.98m (13'1") x 2.98m (9'9")
Window to rear.

Bedroom 2
3.46m (11'4") x 2.96m (9'9")
Window to rear.

Bedroom 3
2.46m (8'1") x 2.45m (8')
Window to side.

Bathroom
Fitted with a panelled bath, separate corner shower cubicle, wash hand basin set within vanity unit and low level wc. Window to side.

OUTSIDE

A driveway to one side provides off road parking and leads to the SINGLE GARAGE 5.51m (18'1") x 2.72m (8'11") which has standard up and over door, power and light. There is a separate side door from the garage leading into the rear garden. To the rear, the garden is laid to lawn with patio area.

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

AGENTS NOTE
Please note that since the EPC was carried out the seller has had a new heating system installed including a new gas boiler, additional loft insulation, some new windows, front door and electrical fuse box.

Freehold
Fenland District Council tax band C
Energy rating D

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
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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.