

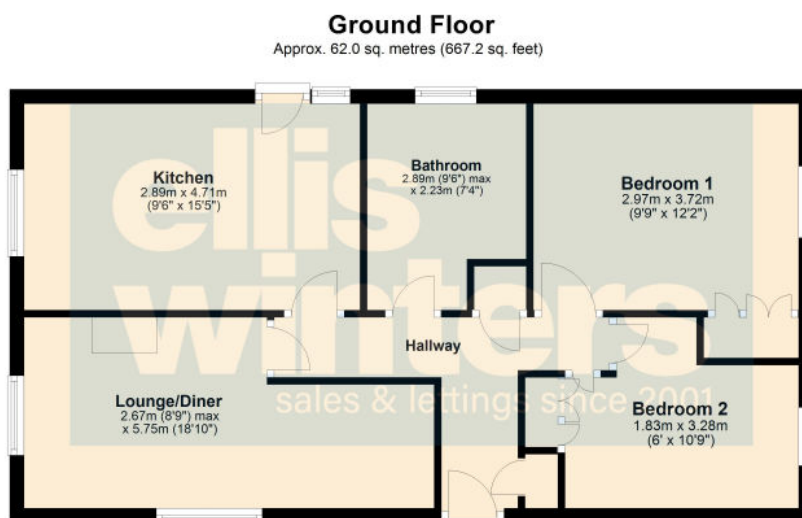
£230,000

James Gage Close, Chatteris, Cambridgeshire PE16 6HF



To arrange a viewing call us now on 01354 694900

Nestled in a quiet CUL-DE-SAC location, this well-presented linked detached TWO BEDROOM bungalow offers an excellent opportunity for buyers seeking single-level living with scope to add their own finishing touches. Property comprised of lounge/dining room, part-fitted log burner in the living area — a great project for those wishing to complete the installation and create a cosy focal point for the home. A fitted kitchen and a three-piece bathroom suite. There are two bedrooms. Outside, the property enjoys a good-sized rear garden, To the front, there is OFF-ROAD PARKING and a single GARAGE.



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Entrance Hall

"T" shaped entrance hall with partly double glazed obscured door to side, radiator, storage cupboard, leading to:

Inner Hallway

Built in cupboard which is housing the gas boiler and doors to:

Lounge / Dining Room

5.75m (18'10") x 2.76m

Double glazed window to front and side, chimney breast with potential log burner (not fully fitted or serviced) and radiator.



Kitchen

4.71m (15'5") x 2.89m (9'6")

Double glazed window to front, double glazed obscured door to side, fitted kitchen with range of wall and base units with 1½ bowl sink with mixer tap, built in gas hob and double electric oven, built in fridge freezer, space and plumbing for washing machine and dishwasher, radiator.



Bathroom

2.89m (9'6") x 2.03m (6'8")

Double glazed obscured window to side, panellled bath with mixer tap and shower over, low level W.C, pedestal wash hand basin, partly tiled and radiator.

Bedroom 1

3.72m (12'2") x 2.50m (8'3")

Double glazed window to rear aspect, radiator and built in wardrobes.



Bedroom 2

2.50m (8'3") x 2.48m (8'2") max.

Double glazed window to rear aspect, radiator and built in wardrobes.

OUTSIDE

At the front of the property there is a shared, partly blocked paved driveway which leads to a gravelled area leading to a single garage and parking for two vehicles. Area to the front of the property with the potential turn into further off-street parking. Between the bungalow and garage is a walkway leading to side door of garage and gated access to the



rear garden.

Single Garage

Up and over door, door to side, light and power laid on.

There is a good size rear garden, which is mainly laid to lawn with a range of shrubs and shed.

Tenure 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.

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