

£275,000

James Gage Close, Chatteris, Cambridgeshire PE16 6HF



To arrange a viewing call us now on 01354 694900

Offered for sale with no forward chain, this stunning two bedroom detached bungalow offers light and airy rooms and has been re-fitted throughout by our sellers.

The accommodation comprises spacious lounge/diner, modern good size garden to the rear, single garage and ample off road parking.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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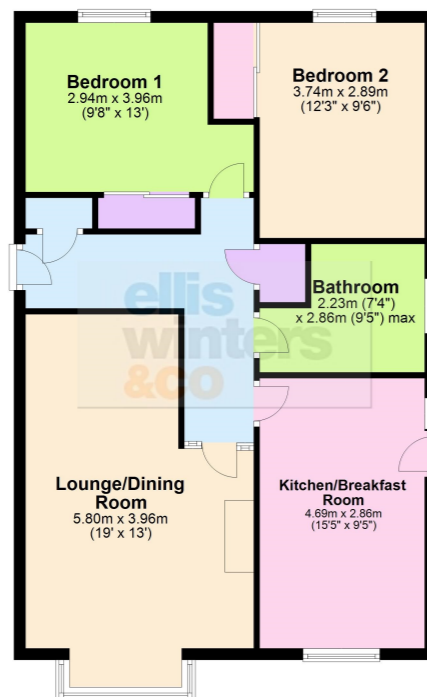
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**LOUNGE/DINING ROOM**

5.80m (19') x 3.96m (13')  
Box bay window to front and separate window to side, laminate flooring.

**KITCHEN/BREAKFAST ROOM**

4.69m (15'5") x 2.86m (9'5")  
Re-fitted with a matching range of wall and base units by Wren Kitchens housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine (washing machine will remain at the property), space for fridge/freezer and tumble drier or dishwasher, windows to both front and side, door out to garden.

**BEDROOM 1**

3.96m (13') x 2.94m (9'8")  
Window to rear, fitted wardrobes.

**BEDROOM 2**

3.74m (12'3") x 2.89m (9'6")  
Window to rear, fitted wardrobes.

**BATHROOM**

2.86m (9'5") max. x 2.23m (7'4")  
Fitted with a 'p' shaped bath which has mains shower over, low level WC and hand wash basin set within vanity unit. Window to side.

**OUTSIDE**

The front garden is open plan and laid to gravel with feature shrubs.

A driveway to one side provides ample off road parking and leads to the single garage which has electric remote door, power and light plus separate courtesy door to side.

A gate leads to a covered walkway which in turn leads to the rear garden which is laid mainly to lawn with patio area and storage sheds.

**SERVICES**

Mains gas, electricity, water and drainage.

The property has gas fired central heating and a new gas boiler is in the process of being fitted.

**VIEWING**

By arrangement with elliswinters&co

**TENURE**

Freehold

Fenland District Council Tax band - C  
Energy rating - D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.