

£325,000

Lindsells Walk, Chatteris, Cambridgeshire PE16 6PW



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this modern WHEELCHAIR FRIENDLY three bedroom DETACHED bungalow is nicely located within a CUL-DE-SAC setting and is close to the High Street and its many amenities.

The accommodation comprises spacious living room, kitchen, dining room / bedroom 3, two further double bedrooms and two shower rooms.

There is also a single GARAGE and off road parking.

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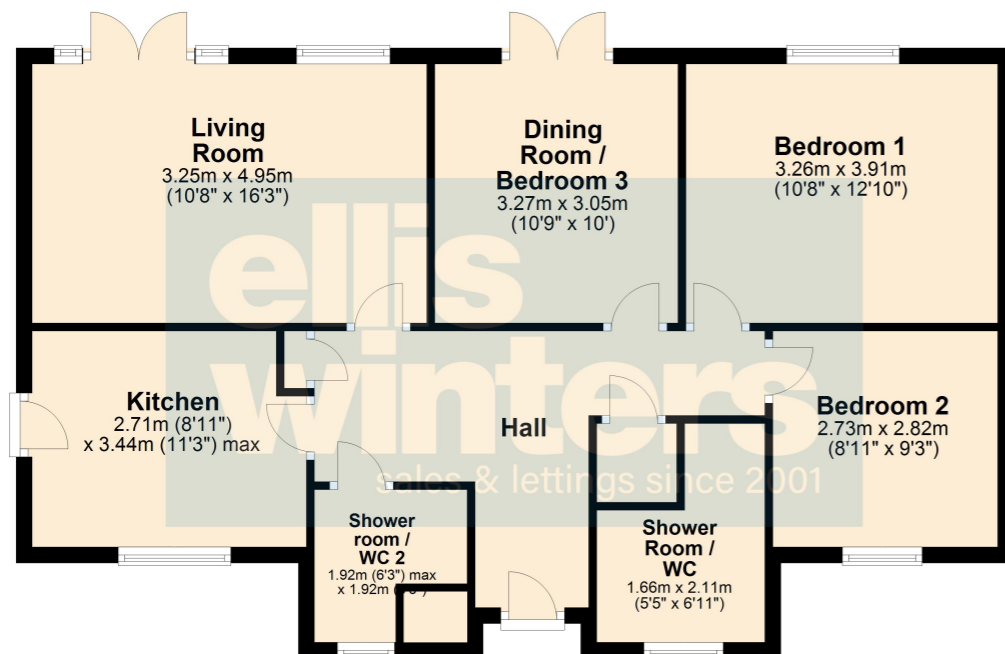
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Ground Floor



HALL

Airing cupboard, storage cupboard, access into loft space.

KITCHEN

3.44m (11'3") max. x 2.71m (8'11")
Fitted with a modern range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, window to front and door out to side.

LIVING ROOM

4.95m (16'3") x 3.25m (10'8")
Window to rear and double doors out to rear garden (with slope out to garden).

DINING ROOM / BEDROOM 3

3.27m (10'9") x 3.05m (10')
Double doors out to rear garden.

SHOWER ROOM

2.11m (6'11") x 1.66m (5'5")
Fitted with an easy accessible double shower cubicle, low level WC and hand wash basin. Window to front.

BEDROOM 1

3.91m (12'10") x 3.26m (10'8")
Window to rear.

BEDROOM 2

2.82m (9'3") x 2.73m (8'11")
Window to front.

SHOWER ROOM 2

1.92m (6'3") x 1.92m (6'3") max.
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to front.

OUTSIDE

The front garden is open plan and has been laid to gravel. A block paved driveway provides off road parking and leads to the single garage which has electric remote door, power and light.

A side gate provides access to the rear garden which is low maintenance with extensive block paved patio, an area of astroturf and raised borders.

Fenland District Council tax band - C

Energy rating - B

TENURE

Freehold

SERVICES

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

AGENTS NOTE

The property was built by Construct Reason in 2018 and still has the benefit of some NHBC cover.

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.