

£280,000

St. Peters Drive, Chatteris, Cambridgeshire PE16 6BY



**To arrange a viewing call us now on 01354 694900**

This delightful two bedroom DETACHED BUNGALOW is set within a SOUGHT AFTER LOCATION and is well presented and maintained by our seller.

The accommodation comprises kitchen/diner, spacious living room, two double bedrooms and family bathroom.

There is a good size rear garden, ample off road parking and a single GARAGE.

Energy rating - A

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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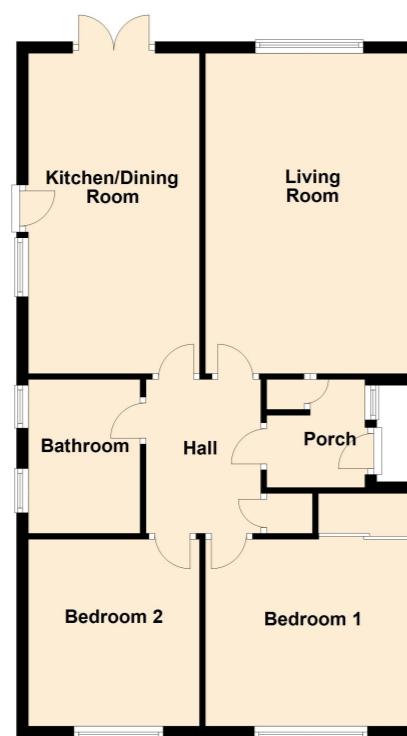
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#### PORCH

1.84m (6") max. x 1.67m (5'6")  
Window to side, coat cupboard, entrance door leading in.

#### HALL

Access into loft space, boiler cupboard.

#### LIVING ROOM

5.26m (17'3") x 3.56m (11'8")  
Feature fireplace with electric fire, laminate flooring, window to rear.

#### KITCHEN/DINING ROOM

5.45m (17'11") x 2.89m (9'6")  
Fitted with a matching range of wall and base units housing eye level electric oven, integrated microwave, dishwasher and fridge/freezer, plumbing for washing machine, four ring gas hob with extractor over, wine rack, windows to side, double doors out to rear garden and separate single door to side, also leading out to garden.

#### BEDROOM 1

3.55m (11'8") x 3.18m (10'5")  
Window to front, fitted wardrobe.

#### BEDROOM 2

3.17m (10'5") x 2.91m (9'7")  
Window to front.

#### BATHROOM

Fitted with a panelled bath which has mixer tap shower, corner mains shower cubicle, low level WC and hand wash basin. Two windows to side

#### OUTSIDE

To the front of the property, the garden area is laid to lawn and a long driveway to one side provides off road parking.

There is a single garage which has standard up and over door, power and light.

To the rear, the garden is also laid mainly to lawn with patio area and flower borders.

#### AGENTS NOTE

There are solar panels at the property which were installed in 2023 and are in the ownership of the seller. The boiler was installed in 2020 and new windows and doors were installed in 2022

#### TENURE

Freehold

Fenland District Council Tax band C  
Energy rating A

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.