

£220,000

Ash Grove, Chatteris, Cambridgeshire PE16 6NL



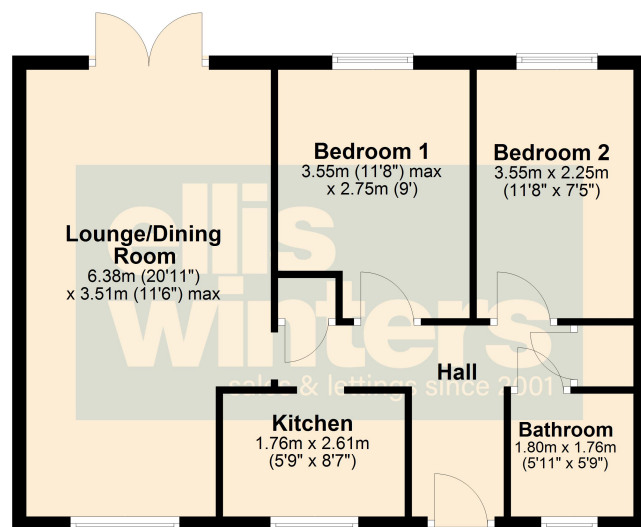
To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this two bedroom DETACHED BUNGALOW is set close to the High Street with many amenities close at hand. The property has been WELL MAINTAINED and is nicely presented throughout.

The accommodation comprises lounge/diner, kitchen, two bedrooms and bathroom.

There is also a SINGLE GARAGE and FULLY ENCLOSED GARDEN.

Ground Floor



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### LOUNGE/DINING ROOM

6.38m (20'11") x 3.51m (11'6") max.  
Window to front, feature fireplace, double doors out to rear garden.



### KITCHEN

2.61m (8'7") x 1.76m (5'9")  
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated dishwasher, plumbing for washing machine and space for under counter fridge. Window to front.

### BEDROOM 1

3.55m (11'8") max. x 2.75m (9')  
Window to rear.

### BEDROOM 2

3.55m (11'8") x 2.25m (7'5")  
Window to rear.



### BATHROOM

1.80m (5'11") x 1.76m (5'9")  
Fitted with a corner shower cubicle, wash hand basin set within vanity unit and low level WC. Window to front.



### OUTSIDE

The front garden is open plan and a driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. There is also a courtesy door leading into the garden.



The rear garden has an extensive patio, raised borders, and area of lawn and storage shed. There is also a rear sun canopy.

### SERVICES

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

Fenland District Council Tax Band B

Tenure Freehold

Energy Rating E

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.

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

Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)