

£300,000

Ash Grove, Chatteris, Cambridgeshire PE16 6NL



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this delightful three bedroom DETACHED BUNGALOW has been completely REFURBISHED throughout and is ready to simply move in and enjoy!

The accommodation comprises modern kitchen/breakfast room, living room with conservatory off, three good size bedrooms and re-fitted shower room.

There is a good size garden which extends to both rear and side plus there is ample off road parking and a single GARAGE.

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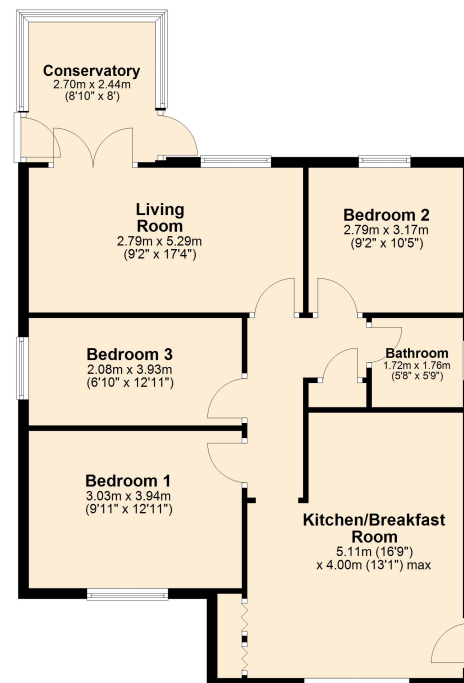


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Ground Floor



**KITCHEN/BREAKFAST ROOM**  
5.11m (16'9") x 4.00m (13'1") max.  
Re-fitted with a modern range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, single sink and drainer, plumbing for dishwasher and washing machine, space for fridge, breakfast bar, window to front.

**LIVING ROOM**  
5.29m (17'4") x 2.79m (9'2")  
Window to rear, double doors into conservatory.

**CONSERVATORY**  
2.70m (8'10") x 2.44m (8')  
Brick and upvc construction with door at each side out to garden.

**BATHROOM**  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 1**  
3.94m (12'11") x 3.03m (9'11")  
Window to front.

**BEDROOM 2**  
3.17m (10'5") x 2.79m (9'2")  
Window to rear.

**BEDROOM 3**  
3.93m (12'11") x 2.08m (6'10")  
Window to side.

**OUTSIDE**  
The front garden is open plan and a driveway provides off road parking and leads to the single garage which has standard up and over door, power and light. The garage benefits from a new roof. A further gravelled area provides additional off road parking if required.

To the rear the garden wraps around from the back to one side of the property and is laid to lawn with a paved patio area.

**SERVICES**  
Mains electricity, water and drainage. The property has oil fired central heating. The gas boiler is located in the garage as is the pumped water tank.

**TENURE**  
Freehold

Fenland District Council Tax band TBC  
Energy rating C

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.