

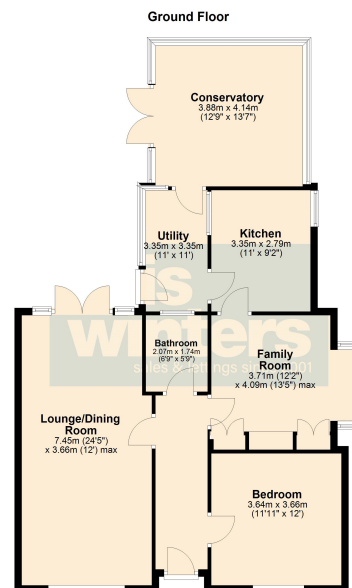
£200,000

Railway Lane, Chatteris, Cambs PE16 6NF



To arrange a viewing call us now on 01354 694900

CASH BUYERS ONLY, this TWO BEDROOM detached bungalow has potential structural issues but sits on a FABULOUS PLOT close to many amenities. The property does require refurbishment throughout and would make an IDEAL PROJECT. The accommodation comprises bedroom, large living room which incorporates what would have been the second bedroom, kitchen, family room, bathroom, utility and CONSERVATORY.



# £200,000

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## GROUND FLOOR

**Lounge/Dining Room**  
7.45m (24'5") x 3.66m (12') max  
Window to front, double doors leading out to garden

**Family Room**  
4.09m (13'5") max x 3.71m (12'2")  
Large box bay window to side, fireplace with alcove storage cupboards.



**Kitchen**  
3.35m (11') x 2.79m (9'2")  
Fitted with a matching range of wall and base units with space for freestanding cooker, wall mounted gas boiler, sink and drainer, window to side

**Utility**  
3.35m (11') x 3.35m (11')  
Window to side, plumbing for washing machine



**Bathroom**  
2.07m (6'9") x 1.74m (5'9")  
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear

**Bedroom**  
3.66m (12') x 3.64m (11'11")  
Fitted wardrobes, window to front



**Conservatory**  
4.14m (13'7") x 3.88m (12'9")  
Double doors out to garden

## OUTSIDE

The front of the property is enclosed by a low level wall and has feature trees and shrubs. A driveway to one side provides off road parking and double gates reveal a further driveway for more off road parking if required. There is also a single garage located at the rear. The extensive garden is well established and is laid to lawn with borders stocked with a variety of plants and shrubs.



## SERVICES

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

Tenure Freehold  
Council Tax Band B  
EPC tbs

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.

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