

Offers In Region Of  
**£410,000**

Old Forge Gardens, Chatteris, Cambridgeshire PE16 6QR



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

Welcome to this EXTENSIVE three-bedroom DETACHED BUNGALOW, perfectly nestled in a SOUGHT-AFTER location that offers the convenience of nearby amenities. This fabulous home boasts a generous layout, featuring a spacious en-suite master bedroom for added privacy and comfort.

Enjoy the convenience of a GARAGE along with ample off-road parking, catering to all your vehicle needs. With the added benefit of SOLAR PANELS, you can embrace energy efficiency while reducing your utility bills. Step outside to a delightful SOUTH-FACING garden, perfect for sun-soaked afternoons and entertaining guests.

Don't miss the opportunity to make this exceptional property your new home!

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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Total area: approx. 120.3 sq. metres (1294.4 sq. feet)

#### HALL

Airing cupboard, access into loft space which has drop-down ladder, boarding and light.

There is enough height in the roof space for conversion if required (subject to the necessary planning consents).

#### LIVING ROOM

6.01m (19'9") max. x 3.94m (12'11")  
Box window to front and separate window to side, feature fireplace housing gas fire.

#### KITCHEN

3.03m (9'11") x 2.99m (9'10")  
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring Neff ceramic hob with extractor over, plumbing for dishwasher and space for fridge/freezer, window to rear.

#### UTILITY

2.09m (6'10") x 1.78m (5'10")  
Fitted with base units with single drainer sink, plumbing for washing machine and space for tumble drier, door out to garden with window to side.

#### CLOAKROOM

Fitted with a low level WC. Window to side.

#### DINING ROOM

3.05m (10') x 2.97m (9'9")  
Patio doors leading into conservatory.

#### CONSERVATORY

Brick and upvc construction with electric under floor heating and separate electric wall mounted heater, door out to garden.

#### MASTER BEDROOM

4.44m (14'7") x 3.55m (11'8")  
Window to front.

#### EN-SUITE

Fitted with a single cubicle with mains shower, low level WC and hand wash basin set within vanity unit. Window to side.

#### BEDROOM 2

3.55m (11'8") x 3.01m (9'11")  
Window to front.

#### BEDROOM 3

3.03m (9'11") max. x 2.80m (9'2")  
Window to rear.

#### BATHROOM

2.36m (7'9") x 2.24m (7'4")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

#### OUTSIDE

#### SINGLE GARAGE

Electric remote door, power and light internally and separate courtesy door into garden.

The property is accessed via a private roadway and the garden area to the front of the property is open plan with an area laid to lawn. A driveway to one side provides off road parking and leads to the garage. There is an additional area of block paving providing extra parking if required.

To the rear the south facing walled garden has deep well established borders, shaped lawn, patio area and shed with power. There is a remote controlled electric awning over the patio providing some shade to this very sunny garden.

#### AGENTS NOTE

Please note the property has solar roof panels held under a Lease Agreement dated 15th June 2012 for a term of 25 years and 3 months from 11th April 2012.

A new boiler was installed at the property in December 2022.

#### SERVICES

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

#### Freehold

Fenland District Council tax band C  
Energy rating B

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.