

Offers Over

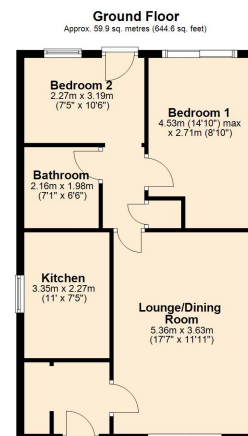
**£225,000**

St. Pauls Drive, Chatteris, Cambridgeshire PE16 6DG



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

Welcome to this charming TWO-BEDROOM SEMI-DETACHED BUNGALOW, set within a lovely CUL-DE-SAC location. Upon entering, you'll appreciate the spacious layout, featuring a good-sized kitchen and a welcoming lounge/diner perfect for entertaining or relaxing. The property also boasts a well-appointed bathroom and two good size bedrooms, providing AMPLE SPACE for you and your family. Outdoors, you'll find the added benefit of a SINGLE GARAGE and a driveway, ensuring plenty of OFF-ROAD PARKING. This delightful bungalow is an excellent opportunity for those seeking a serene living environment while still being close to local amenities.



Total area: approx. 59.9 sq. metres (644.6 sq. feet)

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#### GROUND FLOOR

Lounge/Dining Room  
5.36m (17'7") x 3.63m (11'11")

Kitchen  
3.35m (11') x 2.27m (7'5")  
Fitted with a matching range of base units housing range style cooker, plumbing for washing machine, wall mounted boiler, window to side.



Bedroom 1  
4.53m (14'10") max x 2.71m (8'10")  
Patio door out to rear garden.

Bedroom 2  
3.19m (10'6") x 2.27m (7'5")  
Window to rear, door out to garden.

Bathroom  
2.16m (7'1") x 1.98m (6'6")  
Fitted with a panelled bath which has electric shower over, low level WC and hand wash basin. Window to side.



#### OUTSIDE

To the front of the property, the garden is open plan and laid to lawn with shrub borders. To the rear, the garden is laid to lawn with patio area.



There is a single garage to one side of the property which has standard up and over door, power and light. A driveway in front provides off road parking.

Tenure Freehold  
Fenland District Council Tax B  
Energy rating D



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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