

Offers In Region Of

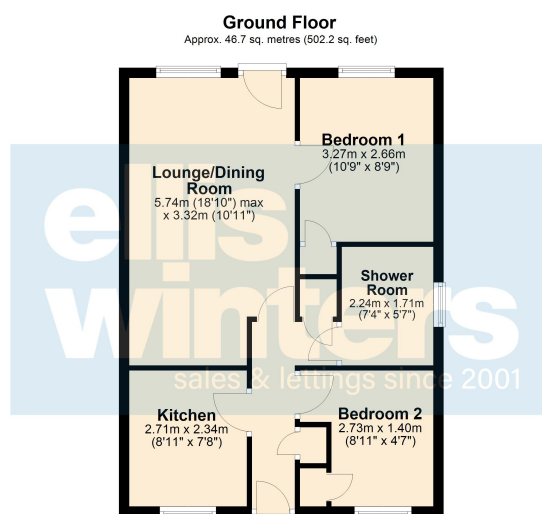
**£175,000**

Marritt Close, Chatteris, Cambs PE16 6PJ



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

Offered for sale with NO ONWARD CHAIN, this TWO-BEDROOM TERRACED BUNGALOW represents an excellent retirement home or rental opportunity. The accommodation comprises a kitchen, a lounge/diner, two well-proportioned bedrooms and a shower room. Externally, there is OFF-ROAD PARKING to the front and a fully ENCLOSED GARDEN to the rear, providing a private outdoor space. An early viewing is recommended to fully appreciate its potential.



Total area: approx. 46.7 sq. metres (502.2 sq. feet)

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#### Ground Floor

##### Kitchen

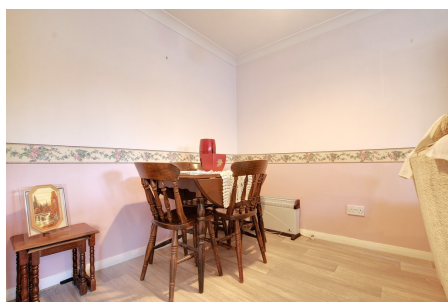
2.71m (8'11") x 2.34m (7'8")

Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine and space for fridge/freezer, single sink and drainer, window to front

##### Lounge/Dining Room

5.74m (18'10") max x 3.32m (10'11")

Window to rear, door out to garden



##### Bedroom 1

3.27m (10'9") x 2.66m (8'9")

Window to rear, fitted wardrobe

##### Bedroom 2

2.73m (8'11") x 1.40m (4'7")

Window to front, fitted wardrobe



##### Shower Room

2.24m (7'4") x 1.71m (5'7")

Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to side.

##### Outside

There is off road parking for two vehicles at the front of the property. To the rear, the garden is low maintenance with shrub borders and storage shed. A gate provides pedestrian access to the front of the property.



##### Services

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

##### Tenure Freehold

Council Tax Band A

EPC C

##### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £49 + VAT per transaction, payable upon offer acceptance.



A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

##### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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