

£285,000

Fairview Avenue, Chatteris, Cambs PE16 6QW



To arrange a viewing call us now on 01354 694900

Set within a popular and peaceful CUL DE SAC, this spacious TWO BEDROOM DETACHED bungalow offers comfortable single storey living in a sought after location. The heart of the home is the OPEN PLAN kitchen and dining room, creating a bright and sociable space ideal for everyday living and entertaining. Two well proportioned bedrooms provide flexibility for guests, home working, or a cosy main bedroom. Outside, the property benefits from ample OFF ROAD PARKING, a GARAGE and a private garden offering plenty of room to relax or enjoy the outdoors.

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Ground Floor

Living Room

5.16m (16'11") x 4.20m (13'9")

Laminate floor, wooden fire surround housing gas fire, window to front

Kitchen

3.63m (11'11") x 2.73m (8'11")

Fitted with a matching range of wall and base units housing single oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear

Dining Area

2.49m (8'2") x 2.48m (8'2")

Open plan to kitchen, patio doors out to garden

Bedroom 1

3.93m (12'11") x 3.12m (10'3")

Window to rear

Bedroom 2

3.27m (10'9") x 2.97m (9'9") max

Window to side

Bathroom

2.10m (6'11") x 2.09m (6'10")

Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to front.

Outside

The front garden is open plan with an area of hardstanding for parking, plus an area of lawn. The single garage has standard up and over door, power and light.

To the rear, the garden has been block paved for ease of low maintenance with ornamental pond.

Services

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

Tenure Freehold

EPC D

Council Tax band 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 £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

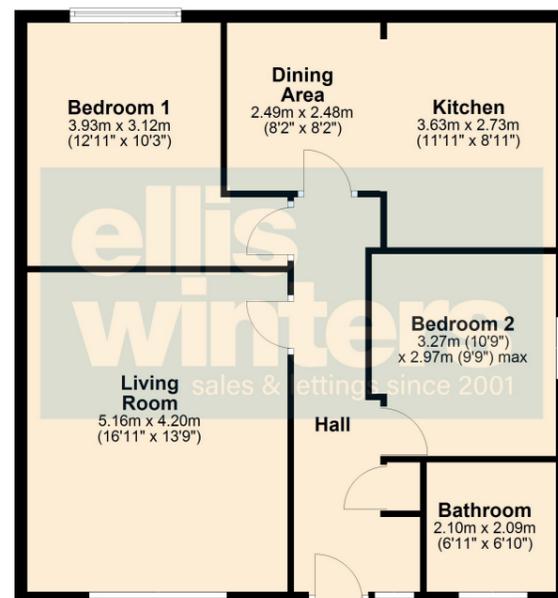
Our team will guide you through the process when you make an offer on a property.

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.

Ground Floor

Approx. 77.9 sq. metres (838.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.0 sq. feet)

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