

£270,000

Marian Way, Chatteris, Cambridgeshire PE16 6LZ



To arrange a viewing call us now on 01354 694900

A detached THREE BEDROOM BUNGALOW set within a quiet CUL DE SAC, offering a practical layout that includes a spacious kitchen diner, a comfortable living room and a bathroom with both bath and shower. The property sits on a generous wrap around plot with a SINGLE GARAGE and OFF ROAD PARKING, providing plenty of outdoor space and useful storage. While the interior is very average and ready for a new owner's personal touch, the PEACEFUL SETTING and overall footprint make it a solid opportunity for anyone looking to create a home that suits their style.

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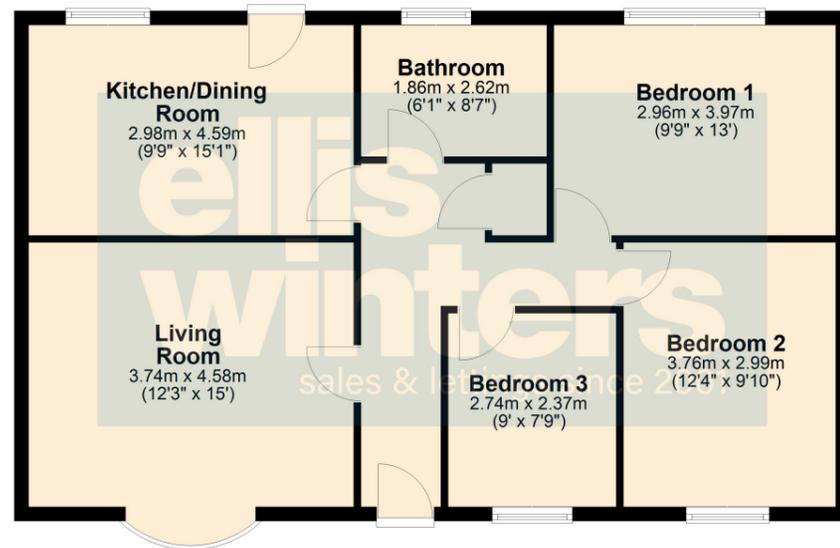
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Ground Floor

Approx. 77.8 sq. metres (837.6 sq. feet)



Total area: approx. 77.8 sq. metres (837.6 sq. feet)

GROUND FLOOR

Living Room
4.58m (15') x 3.74m (12'3")
Bay window to front.

Kitchen/Dining Room
4.59m (15'1") x 2.98m (9'9")
Fitted with a matching range of wall and base units housing single sink and drainer, space for freestanding cooker and fridge/freezer, plumbing or washing machine, wall mounted gas boiler, window to rear, door out to garden.

Bedroom 1
3.97m (13') x 2.96m (9'9")
Window to rear.

Bedroom 2
3.76m (12'4") x 2.99m (9'10")
Window to front.

Bedroom 3
2.74m (9') x 2.37m (7'9")
Window to front.

Bathroom 2.
62m (8'7") x 1.86m (6'1")
Fitted with a panelled bath, separate single shower cubicle, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan and laid to lawn with ornamental tree. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. To the rear, the wrap around garden is also laid to lawn with patio area and storage shed.

SERVICES

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

Fenland District Council Tax Band C
Energy rating tbc
Tenure Freehold

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

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