



York Road, Chatteris

Price: Freehold £325,000

- Modern Detached Bungalow
- 18Ft Lounge & 14Ft Dining Room
- 9Ft Conservatory & 5Ft Utility Room
- Three Double Bedrooms with Bonus of Ensuite to Master
- Single Garage & Off Road Parking
- Fully Enclosed Rear Gardens
- Close to Town Location
- No Upward Chain

EPC Rating: C



The attractive Fenland market town of Chatteris is located on the Cambridgeshire Border and is situated about 8 miles from March and also 12 miles from Ely both of which have train stations providing great access links into Stansted airport, London, Cambridge, Ely and Peterborough. Chatteris Town has an array of amenities including a range of primary schools, doctor's surgery, leisure centre, two renowned supermarkets and welcoming pubs and restaurants to suit the whole family!

Hall 6.30m x min 1.14m (20'8" x 3'8")

Lounge 5.50m x 3.49m (18'1" x 11'5")

Kitchen/Breakfast Room 5.36m x max 5.04m (17'7" x 16'6")

Utility Room 1.75m x 1.72m (5'9" x 5'8")

Dining Room 4.47m x 3.50m (14'8" x 11'6")

Conservatory 2.98m x 2.55m (9'9" x 8'4")

Bedroom 1 4.97m x max 4.32m (16'3" x 14'2")

En-suite 2.66m x 1.75m (8'7" x 5'9")

Bedroom 2 3.76m x max 2.66m (12'4" x 8'9")

Bedroom 3 3.35m x max 2.89m (10'9" x 9'6")

Shower Room 2.35m x 1.69m (7'9" x 5'6")

Front Garden

The front of the property has a driveway leading to the single garage providing multiple vehicle parking and also gravelled borders there is then side access into the rear garden.

Rear Garden

The rear garden is low maintenance with large patio areas and raised flower beds, the garden is fully enclosed and there is a garden shed which will be remaining at the property.

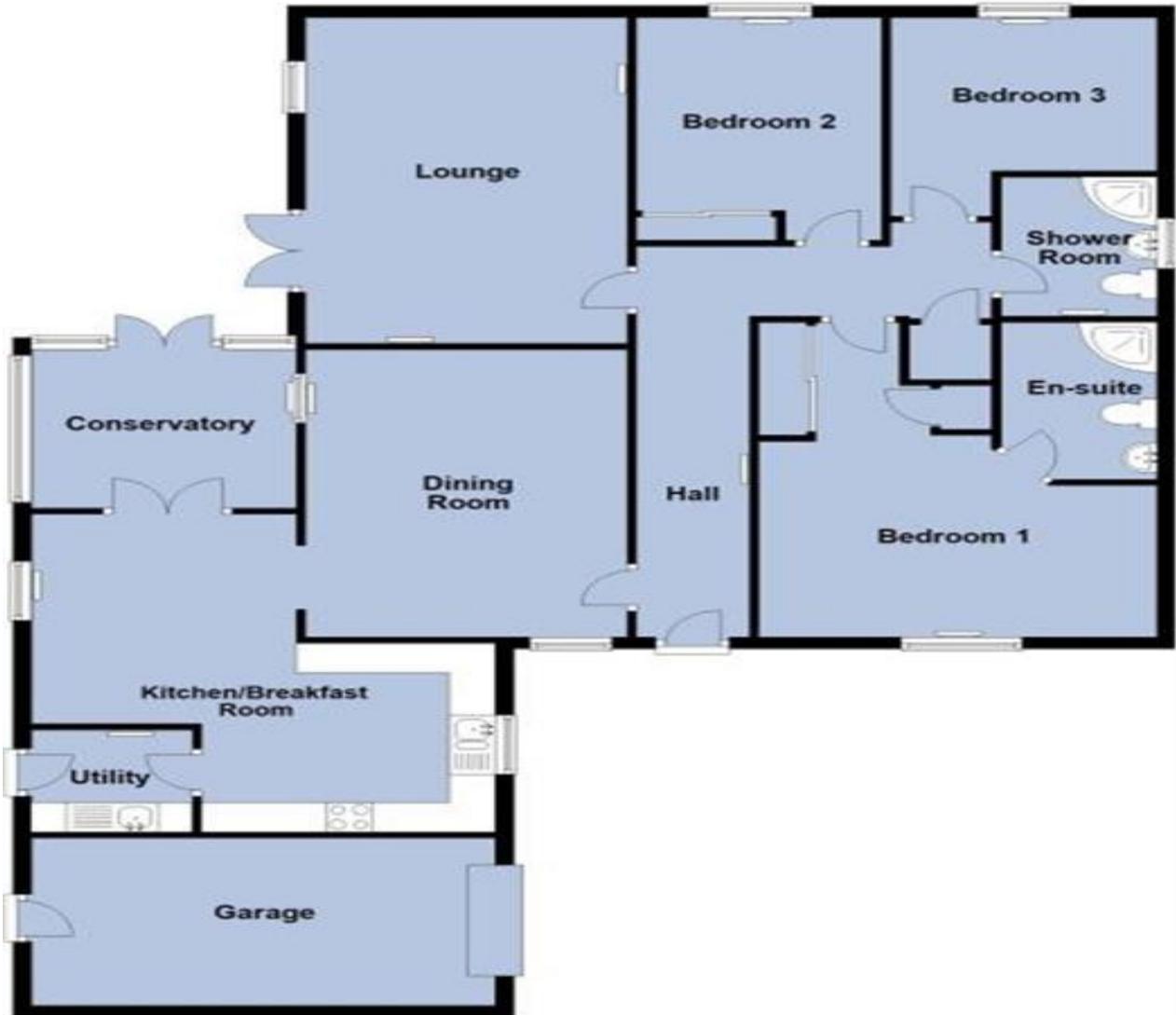
Single Garage

Up and over door to front and double glazed door to rear.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CHA100341 - 0001

Ground Floor



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FREE MARKET APPRAISAL**

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