



The Pastures, Chatteris

Price: Freehold £340,000 offers in excess of

- Modern Detached Bungalow
- Versatile Spacious Accommodation
- 18Ft Living Room
- 12Ft Kitchen Breakfast Room
- Four Good Sized Bedrooms
- Single Garage & Ample Off Road Parking
- CCTV System Installed
- Private Road with Only Four Bungalows

EPC Rating: D



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!

Entrance Hall

Living Room 5.60m x max 3.88m (18'4" x max 12'9")

Kitchen/Breakfast Room 3.87m x 3.60m (12'8" x 11'10")

Bedroom One 3.48m x 2.97m (11'5" x 9'9")

En-Suite

Bedroom Two 4.06m x 2.89m (13'4" x 9'6")

Bedroom Three 2.97m x 2.06m (9'9" x 6'9")

Bedroom Four/Dining Room 2.96m x 2.32m (9'9" x 7'7")

Family Bathroom

Front Garden

The front of the property offers a driveway area in front of the single garage, there is then further extensive parking available to the front of the property by way of an extra gravelled area and lawn areas. There is then side access both sides to the rear property and then mature shrubs and plants and hardstanding nearer the entrance.

Rear Garden

The rear garden has a large patio area and then further gardens are laid to lawn with raised borders.

Single Garage

Up and over door and power and lighting connected.

Agents Notes:

The seller has advised the gas boiler system is only three years old (with seven year guarantee remaining 28/05/2021) The sellers have also advised there is CCTV with the property and an operating burglar alarm system.



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: CHA100509 - 0015

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