



Hilda Clarke Close, Chatteris, PE16 6TH

**CHEFFINS**

## Hilda Clarke Close

Chatteris,  
PE16 6TH

2 1 2

**Guide Price £259,950**

- Chain Free
- Charming Semi-Detached Bungalow in Sought After Location
- Well Presented & In Excellent Order Throughout
- Living Room / Dining Room & Kitchen to Rear
- 2 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Well Proportioned Garden to Rear
- Garage & Driveway
- Freehold / Council Tax Band B / EPC Rating D

A well-proportioned, freehold 2 bedroom semi-detached bungalow in excellent order, offering approximately 864 sq ft of accommodation. The property has gas central heating and double glazing and is an ideal purchase for first-time buyers, buy-to-let investors, retired buyers or downsizers wanting convenient access to Chatteris town centre and local amenities.





## LOCATION

Chatteris is a North Cambridgeshire Town situated approximately 12 miles North-West of Ely and a similar distance North-East of Huntingdon and St. Ives with the University City of Cambridge situated approximately 20 miles to the South. The main A.10 road network at Ely provides access to Cambridge (approximately 15 miles) which in turn links with the A.14 and M.11 motorway to London and there is good access to the A1 at Peterborough and Huntingdon. Ely also has a mainline rail service which provides an electrified rail link to Cambridge and London (approximately 70 miles). Huntingdon rail station provides a fast service to London (under an hour) and the City of Peterborough is approximately 15 miles away. Chatteris has a range of amenities and facilities including schooling, shopping and sporting facilities with more comprehensive facilities and amenities situated at nearby centres previously mentioned.

## DESCRIPTION

Set within a quiet residential cul-de-sac, Hilda Clarke Close enjoys a peaceful yet well-connected position in the popular market town of Chatteris. The area offers an appealing blend of convenience and community, ideal for families, professionals or retirees seeking a relaxed Fenland lifestyle.

Just moments away are a range of local amenities including London Road Stores and Nisa Local, both within easy walking distance for everyday essentials. The historic High Street and town centre are also nearby offering independent shops, cafés, and services.

For families, Kingsfield Primary School and Cromwell Community College are both within a mile, providing excellent education from early years through to sixth form. The neighbourhood benefits from a welcoming atmosphere making it a sought-after location for those valuing community spirit.

With good access to road links towards Ely, Huntingdon and Cambridge and surrounded by open countryside, this address combines modern convenience with the charm of small-town living

## ENTRANCE HALL

With entrance door, storage cupboard, radiator.

## LIVING / DINING ROOM

Good natural light, radiator, double French doors on to conservatory and then on to rear garden

## KITCHEN

With a good range of neutral fitted units, worktops, plumbing for appliances, electric oven, gas hob and extractor, space for fridge/freezer, dishwasher and washing machine (within utility room area), tiled splash backs, door to side/access to rear garden gate/garage/drive.

## BEDROOM 1

A double bedroom with built-in storage.

## BEDROOM 2

A double bedroom.

## SHOWER ROOM

With three-piece suite including walk in double shower enclosure and fitted vanity unit incorporating basin and WC, floor-to-ceiling tiling.

## OUTSIDE

The property has a low maintenance frontage, laid to gravel, suitable for parking of multiple vehicles/hard standing. There is a large drive to the side with parking for multiple vehicles and a garage with power and light, electric up and over door, pedestrian door to side/access to garden

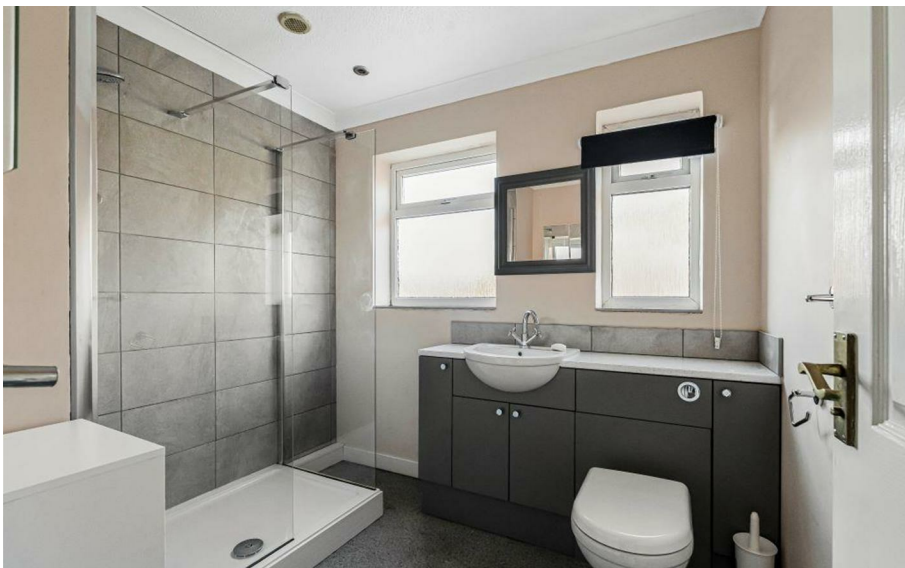
To the rear there is an excellent fully

enclosed garden, mainly laid to astro turf (for low maintenance/all year-round use) with patio area and path extending to the side/garage. There is a good size garden shed at the rear of the garage, a mix of shrubs and bushes, pedestrian gate to the side (leading to the drive and garage door) and pedestrian door to the side of the garage.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) A                                 |         | 87                                                                                                           |
| (81-91) B                                   |         |                                                                                                              |
| (69-80) C                                   |         |                                                                                                              |
| (55-68) D                                   | 65      |                                                                                                              |
| (39-54) E                                   |         |                                                                                                              |
| (21-38) F                                   |         |                                                                                                              |
| (1-20) G                                    |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

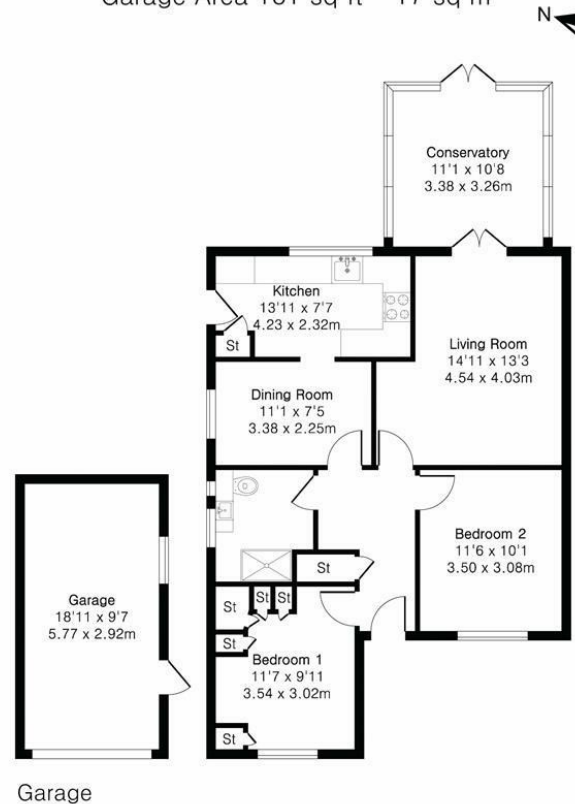


Guide Price £259,950  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 864 sq ft - 80 sq m  
(Excluding Garage)**

Garage Area 181 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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