



Catcote Road, Fens, TS25 2RA
3 Bed - Bungalow - Detached
£170,000

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***** NO CHAIN INVOLVED *** VACANT POSSESSION ***** A rarely available two/three bedroom **DETACHED BUNGALOW** occupying a pleasant set back position in a prime area of the Fens Estate close to amenities and transfer links. The accommodation has been enhanced by a conservatory extension, with access via bedroom three, whilst further features include gas central heating, uPVC double glazing, burglar alarm system, secure off street parking and detached garage. An ideal purchase for those looking to add their own personal touch, with an internal viewing recommended to appreciate the potential on offer. In brief the layout comprises: entrance hall with access into a spacious lounge, with an inner hallway giving access to the kitchen, three bedrooms and the bathroom, bedroom three giving access into the conservatory extension with a door through to the rear garden. Externally is a lawned front garden with a long paved driveway running alongside the property leading to the garage with attached workshop at the rear. The enclosed rear garden enjoys a high degree of privacy with lawn and planted areas. **VIEWING RECOMMENDED.**





ENTRANCE HALL

Accessed via uPVC double glazed entrance door, uPVC double glazed side screen, built-in double cloaks cupboard, single radiator.

LOUNGE

18'1 x 12'5 (5.51m x 3.78m)

A generous lounge with large uPVC double glazed window to the front aspect, wall mounted gas fire, coved ceiling, television point, single radiator.

INNER HALL

Built-in cupboard, hatch to loft space, access to three bedrooms, kitchen and bathroom.

KITCHEN

11'9 x 8'1 (3.58m x 2.46m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset double sink, four ring electric hob with extractor over, tiled splashback, separate oven, space for washing machine and fridge, breakfast bar with radiator below, uPVC double glazed window to the rear aspect, uPVC double glazed side door, built-in storage cupboard.

BEDROOM ONE

11'9 x 8'4 (3.58m x 2.54m)

uPVC double glazed window enjoying views of the rear garden, built-in double wardrobe, wall mounted television point, coved ceiling, single radiator.

BEDROOM TWO

9'10 x 9'7 (3.00m x 2.92m)

A good sized second bedroom with uPVC double glazed window to the front aspect, built-in double wardrobe, coved ceiling, single radiator.

BEDROOM THREE

8'9 x 6'11 (2.67m x 2.11m)

Offering a variety of uses and the original third bedroom with built-in double wardrobe, uPVC double glazed door with matching side screen to the conservatory, coved ceiling, single radiator.

CONSERVATORY

9'11 x 8'8 (3.02m x 2.64m)

uPVC double glazed conservatory extension with door to the rear garden.

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiled splashback, uPVC double glazed window to the side aspect, convactor radiator.

OUTSIDE

The property features a low maintenance front garden with lawn and privacy hedge. A paved driveway provides useful off street parking with double wrought iron gates opening to a further paved area alongside the property which allows additional off street parking. The enclosed rear garden enjoys a good degree of privacy with lawn and planted areas.

GARAGE

16'11 x 8'6 (5.16m x 2.59m)

Accessed via an up and over door to the front.

WORKSHOP

11'2 x 8'6 (3.40m x 2.59m)

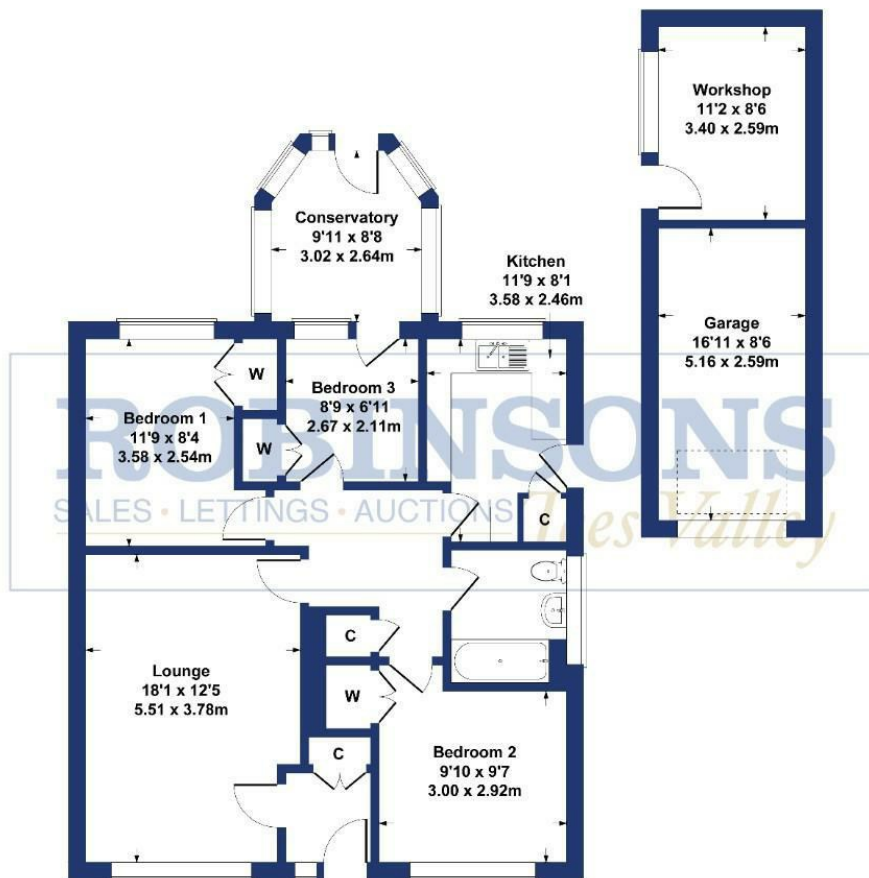
Accessed via a personal door from the rear garden, side window.





Catcote Road

Approximate Gross Internal Area
1175 sq ft - 109 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

