

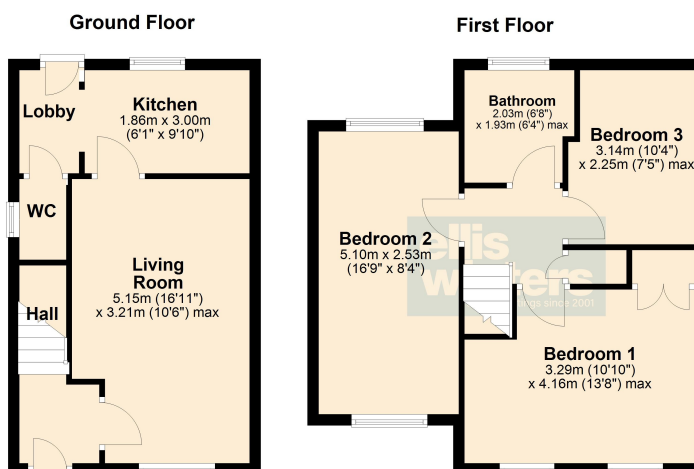
£220,000

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY



To arrange a viewing call us now on 01354 694900

Offered with the significant advantage of ****no onward chain****, this modern three-bedroom end-terrace house presents an excellent opportunity for first-time buyers, young families, or investors. Inside, you'll find a spacious lounge/diner, perfect for relaxing and entertaining, a functional kitchen, and a convenient ground floor cloakroom. Upstairs boasts three generously sized bedrooms and a family bathroom. Externally, a private driveway provides valuable off-road parking and leads to a single garage. Don't miss out on this well-presented property ready for immediate occupation!



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GROUND FLOOR

Living Room
5.15m (16'11") x 3.21m (10'6") max.
Window to front.

Kitchen
3.00m (9'10") x 1.86m (6'1")
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, window to rear and door out to garden.

WC
1.46m (4'9") x 0.95m (3'1")
Fitted with a low level wc and hand wash basin.

AGENTS NOTE

Please note there are management charges connected with this property in relation to the private driveway. These are currently in the region of £350 p.a.

Freehold
Energy rating C
Fenland District Council tax band B

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



FIRST FLOOR

Bedroom 1
4.16m (13'8") max. x 3.29m (10'10")
Window to front, fitted wardrobes.

Bedroom 2
5.10m (16'9") x 2.53m (8'4")
Window to rear.

Bedroom 3
3.14m (10'4") x 2.25m (7'5") max.
Window to rear.

Bathroom
2.03m (6'8") x 1.93m (6'4") max.
Fitted with a panelled bath which has shower over, low level wc and hand wash basin.
Window to rear.

OUTSIDE

There is a single garage to one side plus a driveway providing off road parking. There is a fully enclosed garden to the rear which is mainly laid to lawn.

SERVICES

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



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