

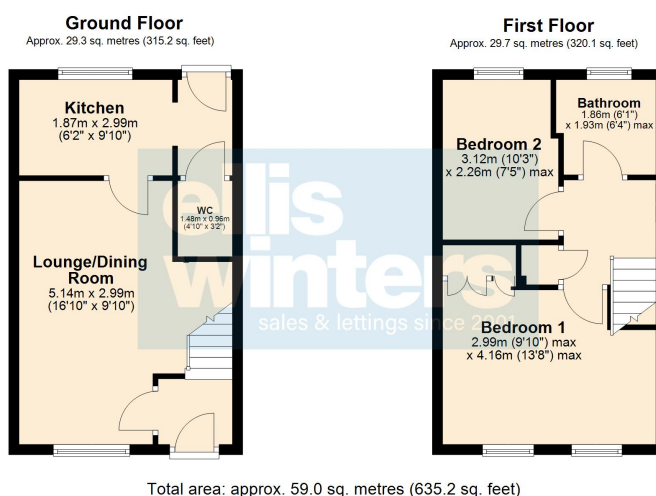
# £210,000

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY



**To arrange a viewing call us now on 01354 694900**

Imagine a life of ease in this delightful two-bedroom semi-detached house, available with **\*NO FORWARD CHAIN\***! The property features ample off-road **PARKING** and a good size low maintenance rear garden - perfect for enjoying outdoor living. Inside, the lounge/dining room provides a versatile space for relaxing and entertaining, complemented by a practical kitchen and ground floor WC. Upstairs, discover two generously sized bedrooms and a family bathroom. This home offers both comfort and convenience, creating the ideal setting for your next chapter.



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## GROUND FLOOR

Lounge/Dining Room  
5.14m (16'10") x 2.99m (9'10")  
Window to front, laminate flooring.

Kitchen  
2.99m (9'10") x 1.87m (6'2")  
Fitted with a matching wall and base units housing single electric oven and four ring gas hob, integrated fridge freezer, plumbing for washing machine. Window to rear.

WC  
1.48m (4'10") x 0.96m (3'2")  
Fitted with a low level wc and hand wash basin.

## FIRST FLOOR

Bedroom 1  
4.16m (13'8") max. x 2.99m (9'10") max.  
Two windows to front, fitted wardrobes.

Bedroom 2  
3.12m (10'3") x 2.26m (7'5") max.  
Window to rear.

Bathroom  
1.93m (6'4") max. x 1.86m (6'1")  
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

## OUTSIDE

A block paved driveway provides ample off-road parking to the front.

To the rear, the garden is low maintenance and has patio area, Astroturf and storage shed.

A side access leads to the front of the property.

## SERVICES

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

Freehold  
Fenland District Council tax band A  
Energy rating C

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.



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