



Fairview Gardens, Chatteris  
**Guide Price £300,000 - £325,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Guide Price £300,000 - £325,000
- Beautifully Presented Family Home
- Converted Garage with WC Currently Used as Bedroom
- Low Maintenance and Private Rear Garden
- Ample Off-Road Parking

## Entrance Hall

Hard flooring, double doors into lounge and stairs to first floor

## Lounge - 7.6m x 3.7m (25'1 x 12'2)

Hard flooring, window to front, feature electric fireplace, access into kitchen/diner

## Kitchen / Breakfast Room - 5.9m x 2.4m (19'4 x 8'11)

A range of base and wall units, integrated dishwasher, stainless steel sink, space for gas range with overhead extractor fan, space for American fridge freezer, storage cupboard, door to side leading into garden, access into conservatory and wet room

## Wet Room - 2.4m x 1.9m (8'10 x 6'4)



Frosted window to rear, low rise WC, vanity sink and walk in shower

Conservatory - 3m x 3m (10'1 x 10'1)  
PVCU double glazed with a brick base, hard flooring, door leading to the rear garden

Bedroom One - 3.6m x 3.5m (12' x 11'6)  
Window to rear, carpet flooring, wardrobes with sliding mirrored doors.

Bedroom Two - 3m x 3.3m (10'10 x 11'1) max into recess  
Window to front, carpet flooring, fitted wardrobes

Bedroom Three - 2.1m x 2.3m (7'11 x 7'8)  
Window to front, carpet flooring

Bathroom - 1.8m x 1.7m (6'10 x 5'6)  
Three-piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and low-level WC, frosted window to the rear

Garage Conversion - 4.2m x 2.1m (13'8 x 7'10)  
Currently used as a bedroom, window to rear, carpet flooring, central heating, small en-suite comprising of a low level WC, wall mounted wash hand basin and a frosted window to the front

#### Outside

The front of the property offers ample off-road parking via the block paved driveway, a side gate





to the left allows access to a storage area, and the side gate to the right allows access to the rear garden. The rear garden is mainly laid to artificial grass, there is a large patio area, and decking area across the back of the garden. There is a hot tub, small pond and a garden shed with light and power.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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