



Fairview Avenue, Chatteris, Cambs, PE16 6QW

Popular Cul De Sac Location - Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - First Floor Four Piece Bathroom - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

£315,000



Ground Floor

Entrance Hall
Double glazed door and window to front, radiator, LVT flooring, stairs to first floor and door to:

Kitchen/Diner
5.82m (19'1") x 2.72m (8'11")
Fitted with a matching range of base and eye level units, hob and oven with extractor hood over, stainless steel sink, plumbing for washing machine, space for fridge, storage cupboard, two radiators, two double glazed windows to rear, LVT flooring, double-glazed door to side and opening to:

Lounge
4.83m (15'10") x 3.90m (12'10")
Double glazed window to front and radiator.

First Floor

Landing
Double glazed window to side, storage cupboard, radiator and door to:

Bedroom 1
3.65m (12') x 2.90m (9'6")
Double glazed window to rear, built in wardrobe and radiator.

Bedroom 2
3.36m (11') x 3.32m (10'11")
Double glazed window to front, built in wardrobe and radiator.

Bedroom 3
2.44m (8') x 2.33m (7'8")
Double glazed window to front and radiator.

Bathroom
Fitted with four-piece suite comprising bath, pedestal wash hand basin, shower cubicle and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to rear.

Outside

The property has driveway to the front, leading to the carport and single garage. There is side gate access into the enclosed rear garden which is partly laid to lawn, patio and a gravel area.

EPC RATING - C



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.