



## The Green, Fairway, Chatteris, Cambs, PE16 6SW

Popular Location - Field Views To The Rear - Immaculately Presented - Semi Detached House - 3 Bedrooms - Kitchen & 2 Reception Rooms - Ground Floor WC & First Floor Shower Room - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

**£295,000**



#### Ground Floor

##### Hall

Double glazed entrance door, double glazed window to side, under stairs storage cupboard, radiator, stairs and door to:

##### WC

Double glazed window to side, fully tiled walls, wall mounted vanity wash hand basin and comfort height WC and coving to ceiling.

##### Lounge/Diner

7.67m (25'2") x 3.13m (10'3")  
Double glazed window to front, two radiators, serving hatch to kitchen, coving to ceiling and double doors to:

##### Family Room

3.87m (12'8") x 2.38m (7'10")  
Double glazed window to side, double glazed double doors to garden, wall mounted electric heater and coving to ceiling.

Kitchen 3.00m (9'10") x 2.56m (8'5")

Double glazed window to rear, double glazed door to side, fitted with a range of base and eye level units and worktop, 1+1/4 bowl stainless steel sink with mixer tap and part tiled walls, built-in freezer, space and plumbing for washing machine, space for fridge/freezer, fitted double oven, hob with pull out extractor hood over and built in storage cupboard.

#### First Floor

##### Landing

Double glazed window to side, built in airing cupboard, coving to ceiling and doors to:

Bedroom 1 4.05m (13'3") x 2.69m (8'10")

Double glazed window to front, fitted wardrobes with sliding doors, radiator and coving to ceiling.

Bedroom 2 3.52m (11'5") x 3.07m (10'1")

Double glazed window to rear,

fitted wardrobes with sliding doors, radiator and coving to ceiling.

Bedroom 3 2.43m (8') x 2.41m (7'11")

Double glazed window to front, radiator and coving to ceiling.

##### Shower Room

Double glazed window to rear, shower cubicle, vanity wash hand basin and WC, fully tiled walls, heated towel rail and coving to ceiling.

##### Outside

Open plan front garden which is mainly laid to lawn. Driveway to the side providing off road parking and leading to single garage which has electrics and light, with up and over garage door, access door to the side and window to rear. Side gate allows access to the rear garden which is fully enclosed with paved patio area and step down to lawn which has mature plant and shrub borders. There is a sunken pond at the end of the garden. Gate allows further rear access.

