



17 Farriers Gate, Chatteris, Cambs, PE16 6AY

Well Presented - Semi Detached House - 3 Bedrooms - En Suite, Bathroom & Downstairs WC - Lounge/Diner & Fitted Kitchen - Double Glazed Conservatory - Driveway & Garage - Call To View (01354 696700)

£270,000



Ground Floor

Entrance Hall

Double glazed entrance door, radiator, coving to ceiling, stairs to the first floor.

Kitchen

3.47m (11'5") x 2.77m (9'1")
Fitted with a range of base and eye level units with worktop space over, tiled splashbacks, sink, plumbing for washing machine and dishwasher, space for fridge/freezer. Space for cooker with hood over, double glazed window to rear, cupboard, radiator, coving to ceiling, spotlights.

Lounge/Diner

7.38m (24'3") x 3.25m (10'8") max
Double glazed window to front, radiators, coving to ceiling, double glazed double doors to:

Conservatory

Part brick and double-glazed construction, laminate flooring, double glazed double doors to the rear garden.

WC

Double glazed window to front, pedestal wash hand basin and low-level WC, tiled splashback, radiator, coving to ceiling.

Garage

5.53m (18'2") x 2.83m (9'3")
Up and over door.

First Floor

Master Bedroom

3.49m (11'5") x 3.25m (10'8")
Double glazed window to rear, radiator, coving to ceiling, door to:

En-suite

Pedestal wash hand basin, shower enclosure and low-level WC, tiled splashbacks, radiator, coving to ceiling.

Bedroom 2

3.25m (10'8") x 2.87m (9'5")
Double glazed window to front, radiator, coving to ceiling.

Bedroom 3

2.73m (8'11") max x 2.28m (7'6")
Double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with three piece suite comprising of panelled bath with shower over, wash hand basin, low level WC, tiled splashbacks, double glazed window to front, coving to ceiling, spotlights.

Outside

To the front there is a garden and a gravelled driveway with planted shrubs and bushes, and also access to the garage. Enclosed rear garden is mainly laid to lawn and patio with planted shrubs and bushes and a timber built shed.

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.