



78 Fairway, Chatteris, Cambs, PE16 6SZ

Beautifully Presented - Semi Detached House - High Specification Refitted Kitchen/Breakfast Room - Open Plan To Lounge - Refitted First Floor Bathroom & Ground Floor Shower Room - Utility & Conservatory - Enclosed Rear Garden With Outbuilding - Driveway - Viewings Recommended (01354) 696700

£280,000



Ground Floor

Entrance Hall
Entrance door, laminate flooring, radiator, stairs to first floor and door to:

Kitchen/Breakfast Room
5.92m (19'5") x 3.79m (12'4") max
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, cooker with extractor hood over, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, boiler cupboard, radiator, laminate flooring, ceiling spotlights, double glazed window to side and open plan to:

Lounge
3.90m (12'10") x 3.82m (12'6")
Double glazed window to front, wood burner, radiator and ceiling spotlights.

Conservatory
Double glazed double door and windows to rear, radiator, laminate flooring and door to:

Utility
3.12m (10'3") x 1.97m (6'6") max
Double glazed window to rear, plumbing for washing machine, space for tumble dryer, laminate flooring and door to:

Shower Room
Fitted with three-piece suite comprising shower cubicle with folding glass screen, vanity wash hand basin and low-level WC, part tiled walls and tiled flooring.

First Floor

Landing
Double glazed window to side and door to:

Bedroom 1
3.82m (12'6") x 3.33m (10'11")
Double glazed window to front, radiator and ceiling spotlights.

Bedroom 2
3.35m (11') x 3.35m (11')
Double glazed window to rear and radiator.

Bedroom 3
2.53m (8'4") x 2.24m (7'4")
Double glazed window to front, fitted wardrobe, radiator and ceiling spotlights.

Bathroom
Fitted with four-piece suite comprising a freestanding bath, twin wash hand basin, shower cubicle and WC, part tiled walls, heated towel rail, tiled flooring, ceiling spotlights and double-glazed window to rear.

Outside
The property has a driveway to the front and an enclosed garden to the rear. The rear garden mostly consists of lawn, with a patio area and a concrete sectional outbuilding.

EPC - TBC



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.