



39 Farriers Gate, Chatteris, Cambs, PE16 6AY

Close To Town Centre - Mid-Terraced House - 3 Bedrooms - Kitchen - Lounge/Diner - Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

£230,000



Ground Floor

Hall
Newly fitted carpet and stairs leading to the first floor.

Lounge/Diner max
5.14m (16'8") x 4.09m (13'4")
Window to front, radiator and newly fitted carpet.

Kitchen
2.97m (9'7") x 1.86m (6'1")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in gas hob, window to rear and tiled flooring.

Lobby
Radiator and tiled flooring.

WC
Fitted with two piece suite comprising, wash hand basin and WC, tiled splashbacks, tiled flooring and window to side.

First Floor

Landing
Built in storage cupboard and newly fitted carpet.

Bedroom 1
4.14m (13'5") x 3.06m (10")
Two windows to front, built in fitted wardrobes and radiator.

Bedroom 2
5.09m (16'6") x 2.54m (8'3")
Window to rear, window to front and two radiators.

Bedroom 3
3.14m (10'3") x 2.23m (7'3")
Window to rear and radiator.

Bathroom
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, window to rear, heated towel rail, laminate flooring and panelled walls.

Outside

To the side of the property is a block paved driveway leading to the garage. A side gate allows access to an enclosed rear garden comprising of patio and lawn area.

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.