



Fillenham Way, Chatteris, Cambs, PE16 6FX

Built in 2023 - Detached House - 3 Bedrooms - Kitchen/Diner - Lounge - En-Suite, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway & Single Garage - EPC Rating - B - Call To View (01354) 696700

£252,000



Ground Floor

Porch
Radiator, vinyl flooring and door to;

Lounge
4.68m (15'3") x 3.13m (10'2")
Double glazed window to front and two radiators.

Kitchen/Diner
5.69m (18'6") x 2.15m (7")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob, double glazed window to rear, under stairs storage cupboard, radiator and vinyl flooring.

WC
Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback and vinyl flooring.

First Floor

Landing
Double glazed window to side and two built in storage cupboards .

Bedroom 1
5.70m (18'7") max x 2.73m (8'9")
Three double glazed windows to front and radiator.

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, double glazed window to side, heated towel rail and vinyl flooring.

Bedroom 2
3.35m (10'9")x 2.21m (7'2")
Double glazed window to rear and radiator.

Bedroom 3
3.43m (11'2") x 2.17m (7'1")
Double glazed window to rear and radiator.

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, heated towel rail and vinyl flooring.

Garage
Up and over door with power and lighting.

Outside
The property offers a block paved driveway to the front, a side gate allows access to an enclosed rear garden comprising mainly of lawn and a patio area.

EPC RATING: B



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.