



Fairway, Chatteris, Cambs, PE16 6SZ

Semi Detached House - 3 Bedrooms - Lounge & Kitchen/Breakfast Room - Bathroom - Store Rooms & WC -
Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

£250,000



Ground Floor

Entrance Hall

Double glazed window to front, understairs storage cupboard, vertical radiator, laminate flooring, stairs to first floor and double glazed entrance door.

Lounge

4.63m (15'2") x 3.27m (10'9")
Double glazed double doors to garden, two double glazed windows to rear, laminate flooring and radiator.

Kitchen/Breakfast Room

5.24m (17'2") x 3.45m (11'3")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to front, laminate flooring and radiator, door to:

Inner Lobby

Double glazed entrance door, double glazed doors to garden, doors to store rooms and WC.

First Floor

Landing

Airing cupboard, stairs to ground floor and doors to:

Bedroom 1

4.28m (15'3") max x 3.16m (10'4") max
Double glazed window to rear, storage cupboard and single radiator.

Bedroom 2

3.03m (9'11") x 2.00m (6'7")
Double glazed window to rear, storage cupboard and single radiator.

Bedroom 3

2.47m (8'1") x 2.28m (7'6")
Double glazed window to front, storage cupboard and single radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with separate shower over and glass screen, wash hand basin with storage under and low level WC, tiled flooring, part tiled walls, double glazed window to side, heated towel rail and extractor fan.

Outside

The property has a gravel driveway to the front with parking for several vehicles while the enclosed rear garden is mainly laid to lawn with patio area, mature tree and shrubs.

EPC RATING: C



Call to arrange a viewing **01354 696700**

TPayne & 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.