



## Fairbairn Way, Chatteris, Cambs, PE16 6GY

Immaculately Presented - Cul De Sac Location - Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom, En-Suite to Master & Ground Floor WC - Low Maintenance Rear Garden - Single Garage & Driveway Parking - Viewing Recommended - Call To View (01354) 696700

**£260,000**





**Entrance Hall**  
Double glazed entrance door, vinyl flooring, radiator, stairs to first floor and doors to:

**Kitchen/Breakfast Room**  
3.44m (11'3") x 2.45m (8')  
Fitted with a matching range of base and eye level units with worktop space over, grey composite sink with tiled splashbacks, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer and slimline dishwasher, double glazed window to front, radiator and tiled flooring.

**Lounge**  
4.66m (15'3") x 4.60m (15'1") max  
Double glazed double doors overlooking the patio area and garden, radiator and understairs storage cupboard.

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

#### First Floor

**Landing**  
Stairs to ground floor and doors to:-

**Master Bedroom**  
2.94m (9'8") x 2.71m (8'11")  
Double glazed window to front, fitted wardrobes with sliding doors, radiator and door to:

**En-suite**  
Fitted with a three piece suite comprising WC with hidden cistern, wash hand basin with storage under and shower cubicle, tiled splashbacks, double glazed window to front, radiator, vinyl flooring and extractor fan.

**Bedroom 2**  
3.25m (10'8") x 2.53m (8'4") max  
Double glazed window to rear, wardrobes and radiator.

**Bedroom 3** 2.72m (8'11") x 1.96m (6'5") max  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with a three piece suite comprising panelled bath, wash hand basin with storage under and low level WC. part tiled walls, double glazed window to side, radiator, vinyl flooring and extractor fan.

**Outside**  
The property boasts a single garage which has light and power and driveway parking. A side gate gives access to the enclosed, low maintenance, rear garden which consists of patio area and lawn with planted borders and shrubs. There is also a gravelled storage area gated off to the side.

**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.