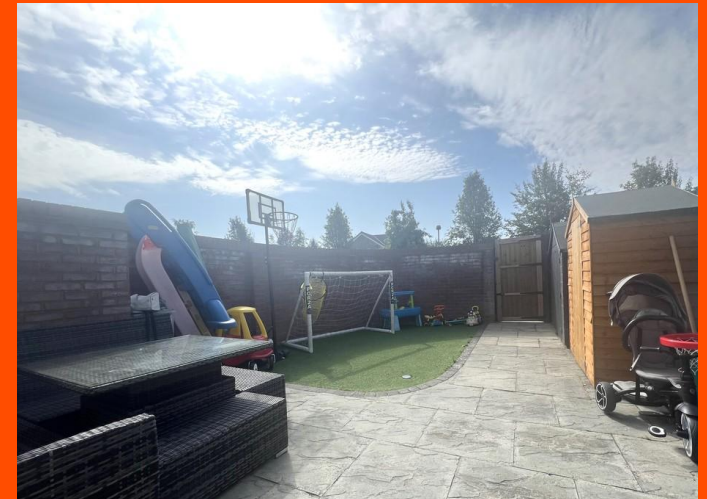




Farriers Gate, Chatteris, Cambs, PE16 6AY

Extended End Terraced House - 4 Bedrooms - Three Storey - Open Plan Kitchen/Dining Family Room - Lounge - First Floor Bathroom & En Suite, Ground Floor & Second Floor WC - Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

£280,000



Ground Floor

Entrance Hall

Double glazed entrance door, under-stairs storage cupboard, radiator, luxury vinyl flooring, stairs to first floor landing and door to:

Lounge

4.54m (14'11") x 3.28m (10'9")
Double glazed window to front, luxury vinyl flooring and radiator.

Kitchen/Dining Room

5.21m (17'1") x 3.09m (10'2")
Fitted
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with upstand and splashback, built-in fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted double oven, built-in induction hob with extractor hood over, ceiling spotlights, luxury vinyl flooring and open plan to:

Family Room

4.70m (15'5") x 2.56m (8'5")
Double glazed window and double doors to rear, luxury vinyl flooring, ceiling spotlights, velux skylights and pitched roof.

WC

Double glazed window to side, corner pedestal wash hand basin with tiled splashback and low-level WC and radiator.

First Floor

Landing

Double glazed window to side, under-stairs storage cupboard, airing cupboard, stairs to second floor landing and door to:

Bedroom 1

4.16m (13'8") x 3.94m (12'11")
max
Double glazed window to front, fitted with a range of wardrobes and radiator and door to:

En-suite

Fitted with suite comprising low level WC, wash hand basin with storage under and panelled shower enclosure.

Bedroom 3

3.04m (10') x 2.66m (8'9")
Double glazed window to rear, fitted wardrobe(s) with full-length sliding door and radiator.

Bathroom

With panelled bath and wash hand basin in vanity unit with storage under and tiled splashbacks, WC with hidden cistern, heated towel rail and double glazed window to rear.

Second Floor

Landing

Skylight, WC with wash hand basin and doors to:

Bedroom 2

3.82m (12'6") x 3.16m (10'4")
Double glazed window to front, two skylights, fitted with a range of wardrobes built-in wardrobes, radiator and vaulted ceiling.

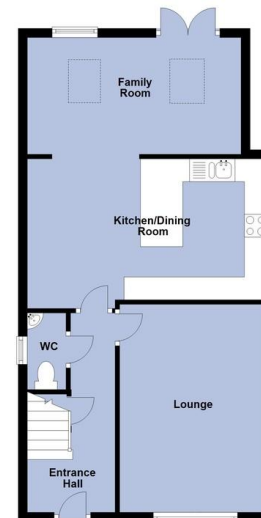
Bedroom 4

3.82m (12'6") x 2.66m (8'9")
Two skylights, fitted with a range of built-in wardrobes, radiator and vaulted ceiling.

Outside

The property has an enclosed rear garden comprising of artificial grass, patio and pathway to rear gate. To the rear of the property there are 2 allocated parking spaces with bin storage area to the side.

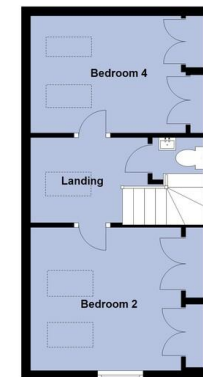
Ground Floor



First Floor



Second Floor



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.

EPC Rating: C