



Farriers Gate, Chatteris, PE16 6AY

No Upward Chain! - End Terraced House - 4 Bedrooms - Three Storey - Kitchen & 2 Reception Rooms - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

£290,000



Ground Floor

Entrance Hall

Double glazed entrance door, two under-stairs storage cupboards, stairs to first floor and laminate flooring.

Kitchen

3.27m (10'9") x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, tiled flooring, double glazed window to rear and double glazed door to rear garden and door to dining room.

Lounge

4.54m (14'11") x 3.22m (10'7")

Double glazed window to front, single radiator and door to dining room.

Dining Room

3.11m (10'2") x 2.69m (8'10") Sliding doors to enclosed rear garden, laminate flooring and doors to kitchen and lounge.

WC

Double glazed window side, fitted with two piece suite comprising, corner wash hand basin with tiled splashback and

low-level WC and tiled flooring.

First Floor

Landing

Double glazed window to side, boiler cupboard and stairs to second floor.

Master Bedroom

4.14m (13'6") max x 4.02m (13'2") max Double glazed window to front, single radiator, built-in double wardrobes with hanging space and shelving and door to en-suite.

En-suite

1.83m (6') x 1.73m (5'8")

Fitted with three piece suite comprising wash hand basin vanity unit with storage under and part tiled walls, tiled shower cubicle and low-level WC, extractor fan, double glazed window to front, single radiator, laminate flooring and extractor fan.

Bedroom 2

2.96m (9'9") x 2.68m (8'10") Double glazed window to rear, built-in wardrobes with sliding doors, desk area and single radiator.

Bathroom

2.15m (7'6") x 1.82m (6') Fitted with three piece suite comprising

panelled bath with separate shower over, wash hand basin vanity unit with storage under and part tiled walls and low-level WC, extractor fan and double glazed window to rear.

Second Floor

Landing

Skylight to side aspect, storage cupboard and stairs to first floor.

Bedroom 3

3.18m (10'5") x 3.12m (10'3") max Double glazed window to front, two skylights to side, built-in wardrobes with sliding doors, desk space over storage cupboards and single radiator.

Bedroom 4

3.18m (10'5") x 2.63m (8'8") Two skylights to side, built-in wardrobes with sliding doors, desk space over storage cupboards and single radiator

Outside

The property has a single garage to the side with rear access from the rear garden and driveway for off road parking. A low maintenance front garden and an enclosed rear garden which is mainly laid to lawn with patio area, shrubs and plants.

EPC Rating - C



Call to arrange a viewing **01354 696700**

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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.