



Fen View, Chatteris, Cambs, PE16 6SY

Beautifully Presented End Terraced House - 3 Bedrooms - Open Plan Kitchen & Living Area – Bathroom & Ground Floor WC - Front & Rear Gardens - Parking to Rear - Call To View (01354) 696700

£220,000



Ground Floor

Entrance Hall

Double glazed entrance door, laminate flooring, under floor heating and stairs to first floor.

Open Plan Living Area

7.80m (25'7") x 5.07m (16'8") max
Double glazed window to rear, double glazed window to front, skylight, under floor heating, double glazed door to garden, open plan with:-

Kitchen Area

4.07m (13'4") x 1.60m (5'3")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl ceramic sink with tiled splashbacks, built-in oven, built-in four ring gas hob with extractor hood over, two double glazed windows to side, vinyl flooring and under floor heating.

Utility

2.65m (8'8") x 1.46m (4'9")
With worktop space with tiled splashbacks, extractor fan,

plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to side and tiled flooring.

WC

Double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, part tiled walls and tiled flooring.

First Floor

Landing

Double glazed circular window to side, double glazed window to front, built-in storage cupboard, radiator and door to stairs to second floor:

Bedroom 1

3.70m (12'2") x 2.45m (8')
Double glazed window to front and radiator.

Bedroom 2

2.94m (9'8") x 2.58m (8'6")
Double glazed window to rear and radiator.

Bathroom

Fitted with three piece suite comprising P bath with hand shower attachment and glass screen, pedestal wash hand basin and low level WC, with part tiled walls, extractor fan, double glazed window to rear, radiator and tiled flooring.

Second Floor

Bedroom 3

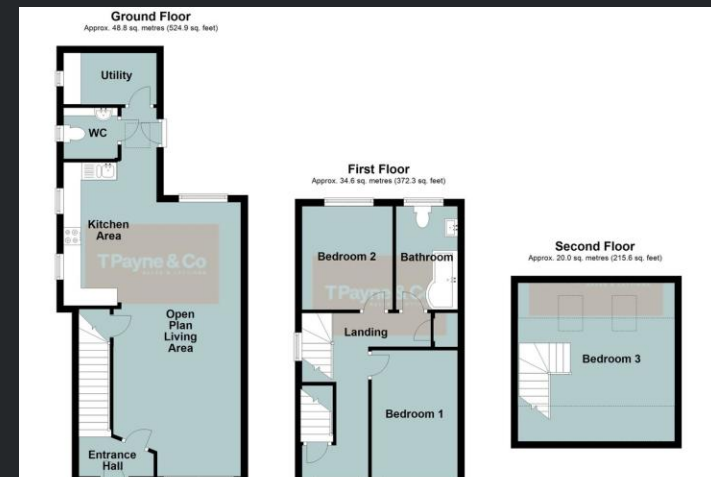
4.49m (14'9") x 4.46m (14'8")
Two skylights and radiator.

Outside

The property has parking to the rear accessed via a gate through the rear garden.

The front garden is laid to slate chippings with hedging and shrubs while the enclosed rear garden is low maintenance and laid to patio with trees and shrubs.

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.

