



The Green, Fairway, Chatteris, Cambs, PE16 6SW

Popular Location - Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge/Diner & Double Glazed Conservatory - Bathroom & Ground Floor WC - Garage & Driveway Parking - Enclosed Rear Garden - EPC Rating: D - Call To View (01354) 696700

Offers Over

£260,000



Ground Floor

Entrance Hall

Double glazed entrance door and window to side, storage cupboard, radiator, laminate flooring, stairs to first floor.

Lounge/Diner

7.66m (25'2") x 3.16m (10'4")
Double glazed bow window to front, two radiators, laminate flooring, double glazed patio door to Conservatory, door to:

Kitchen/Breakfast Room

4.43m (14'6") max x 2.54m (8'4") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, plumbing for washing machine, built-in eye level double oven, built-in induction hob with extractor hood over, two double glazed windows to rear, two radiators, tiled flooring with spotlights, double glazed door to side.

WC

Double glazed window to side, wash hand basin and low-level WC, fully tiled walls, radiator and tiled flooring.

Conservatory

3.99m (13'1") max x 3.34m (11')
Tiled flooring with ceiling fan and double glazed double doors to garden.

First Floor

Landing

Stairs from ground floor, double glazed window to side, airing cupboard and doors to:

Bedroom 1

3.59m (11'9") x 3.09m (10'2")
Double glazed window to rear and radiator.

Bedroom 2

3.99m (13'1") x 3.12m (10'3") max
Double glazed window to front, built-in wardrobes and radiator.

Bedroom 3

2.41m (7'11") x 2.40m (7'10")
Double glazed window to front and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with separate shower over and folding screen, wash hand basin with cupboard under and WC with hidden cistern, fully tiled walls, extractor fan, double glazed window to rear and radiator.

Outside

The property has a single garage and driveway parking for several vehicles. The enclosed rear garden is mainly laid to lawn with patio area, decked area, planted beds with small shrubs and access to the garage.

EPC Rating:- D



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.

