



Ground floor

First floor

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Fairbairn Way, Chatteris, Cambs, PE16 6GX

Semi-Detached House - 4 Bedrooms - Lounge - Kitchen & Utility - Dining Area - Study - Family Bathroom, Two En-suites & Ground Floor WC - Front & Rear Gardens - Garage & Off Road Parking - Call To View (01354) 696700

£305,000



Ground Floor

Entrance Hall
Double glazed entrance door, tiled flooring, stairs to first floor and doors to:

Lounge
5.40m (17'9") x 3.21m (10'6")
Double glazed bay window to front, fireplace, radiator and double glazed double doors to garden.

Dining Area
Radiator, tiled flooring, sliding door to enclosed rear garden and open plan with:

Kitchen Area
2.33m (7'8") x 2.33m (7'8")
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 oven, built-in four ring gas hob with extractor hood over, double glazed window to front, radiator and tiled flooring.

Study
Double glazed window to front and radiator

WC
Fitted with two piece suite



comprising, corner wash hand basin with tiled splashbacks and WC, tiled flooring and radiator.

Utility
1.68m (5'6") x 1.63m (5'4")
Fitted with a range of cupboards with worktop space over, plumbing for washing machine, vent for tumble dryer, double glazed window to rear and tiled flooring.

First Floor

Landing
Double glazed window to front, airing cupboard and doors to:

Bedroom 1
2.60m (8'6") x 3.20m (10'6")
Double glazed window to rear, built-in storage cupboard, radiator and door to:

En-suite
Fitted with three piece suite comprising, pedestal wash hand basin, tiled shower enclosure and low-level WC, heated towel rail, double glazed window to



rear and tiled splashbacks.

Bedroom 2
Double glazed window to rear, built-in wardrobe, built-in storage cupboard, radiator and door to:

En-suite
Fitted with three piece suite comprising, pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to front and radiator.

Bedroom 3
2.70m (8'10") x 2.21m (7'3")
Double glazed window to front and radiator.

Bedroom 4
Double glazed window to front and radiator.



Bathroom
Fitted with three piece suite comprising, panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front and heated towel rail.



EPC Rating: C



Outside
The property has a front garden laid to lawn with pathway leading to front entrance door and off road parking. There is a single garage closeby with up and over door. The enclosed rear garden is mostly laid to lawn with patio areas.



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