T Payne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk







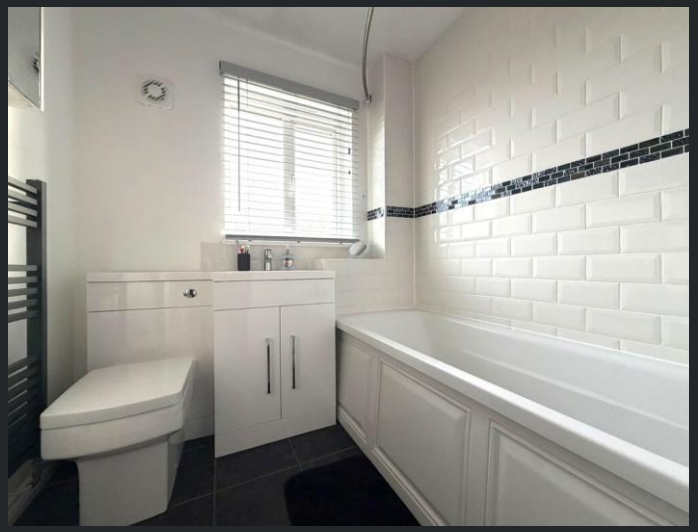
Farriers Gate, Chatteris, PE16 6AY

Mid Terraced House - 3 Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC - First Floor Bathroom - Enclosed Rear Garden - Carport Parking & Garage - No Upward Chain - Call To View (01354) 696700

£220,000







Ground Floor

Hall
Entrance door, radiator, laminate flooring, stairs to first floor and door to:

Lounge/Diner
5.12m (16'10") x 3.09m
Double glazed window to front, built in storage cupboard and tv surround, radiator, laminate flooring and door to:

Kitchen
4.11m (13'6") x 1.85m (6'1")
Fitted with a matching range of base and eye level units worktop, composite sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, gas hob, extractor fan, under cupboard lighting, laminate tile effect flooring, double glazed window and door to rear and door to:

WC
Fitted two piece suite comprising a pedestal wash hand basin with tiled splashbacks, low-level WC, radiator, laminate tile effect flooring and double-glazed window to side.

First Floor

Landing
Built in Airing cupboard, fitted carpet and door to:

Bedroom 1
4.14m (13'7") x 3.06m (10')
Two double glazed windows to front, fitted carpet, built-in three door wardrobe, storage cupboard and radiator.

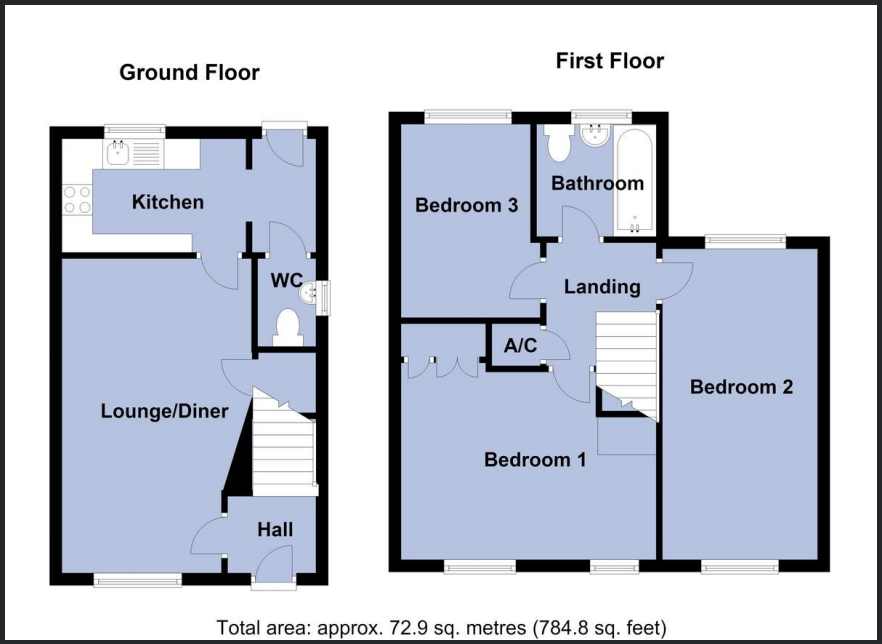
Bedroom 2
5.06m (16'7") x 2.55m (8'4")
Double glazed window to front and rear, fitted carpet and two radiators.

Bedroom 3
3.15m (10'4") x 2.27m max (7'5")
Double glazed window to rear, fitted carpet and radiator.

Bathroom
Fitted three-piece suite comprising a panelled bath with hand shower attachment and mixer tap, pedestal wash hand basin and low-level WC, part tiled walls, tiled flooring, heated towel rail and double-glazed window to rear.

Outside
To the side there is a block paved driveway with carport leading to single garage. Gate to the side provides access to the enclosed rear garden which has a paved patio area with the remainder mainly laid to lawn with further gravelled area to the rear of the garage.

EPC RATING - C



Total area: approx. 72.9 sq. metres (784.8 sq. feet)

The Property Ombudsman

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.