



## Farriers Gate, Chatteris, Cambs, PE16 6AY

Cul-De-Sac Location - Mid Terraced House - 2 Bedrooms - Open Plan Kitchen & Lounge/Diner - Shower Room & Ground Floor WC Low Maintenance Front & Rear Gardens - Allocated Parking - Call To View (01354) 696700

**£185,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, stairs to first floor, radiator, laminate flooring and door to:

##### Lounge/Diner

3.41m (11'2") x 3.37m (11'1")  
Double glazed window to front, radiator, laminate flooring, understairs cupboard and open plan to Kitchen Area.

##### Kitchen Area

3.13m (10'3") x 2.36m (7'9")  
Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, integrated washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, tiled flooring, ceiling spotlights, radiator, door to WC and Double glazed door to rear garden..

#### WC

Fitted with two piece suite comprising, wash hand basin with storage under and low-level WC, part tiled walls, extractor fan, and tiled flooring.

#### First Floor

##### Landing

Stairs to ground floor, airing cupboard, laminate flooring and doors to:

##### Bedroom 1

4.15m (13'8") x 3.07m (10'8") max  
Two double glazed windows to front, built in wardrobes with sliding doors, radiator and laminate flooring.

##### Bedroom 2

3.15m (10'4") x 2.26m (7'5")  
Double glazed window to rear, radiator and laminate flooring.

#### Shower Room

Fitted with three piece suite comprising tiled shower enclosure, wash hand basin with storage under and low-level WC, part tiled walls, tiled flooring, double glazed window to rear and heated towel rail.

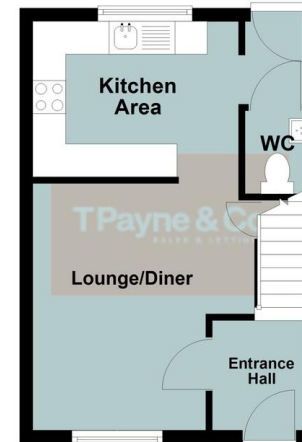
#### Outside

The property has one allocated parking space to the front and a front garden laid to stone chippings. A rear gate gives access to the enclosed rear, low maintenance garden which is laid to patio and stone chippings with timber shed.

EPC Rating: C

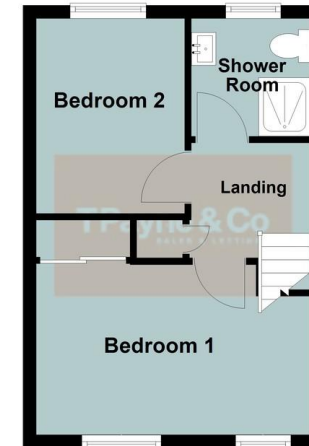
#### Ground Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



#### First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 52.8 sq. metres (567.8 sq. feet)



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.