



## Fillenham Way, Chatteris, PE16 6FW

Beautifully Presented - Modern Semi Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - Ground Floor WC - First Floor Bathroom - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

**£240,000**



#### Ground Floor

##### Hall

Entrance door, fitted carpet and radiator.

##### Kitchen/Diner

4.83m (15'10") x 2.47m (8'1")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, gas hob and oven with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, storage cupboard, radiator, double glazed window to rear and double-glazed double doors with shutters.

##### Lounge

4.87m (16') x 4.84m (15'11") max  
Double glazed window to front with shutters, fitted carpet, radiator and stairs to first floor.

##### WC

1.44m (4'9") x 0.85m (2'9") Fitted with two-piece suite comprising a pedestal wash hand basin and low-level WC, tiled splashbacks,

radiator, vinyl flooring and double-glazed window to front.

#### First Floor

##### Landing

Storage cupboard and door to:

##### Bedroom 1

3.76m (12'3") x 3.08m (10'1") max  
Double glazed window to front with shutters, fitted carpet, storage cupboard, radiator and door to:

##### En-suite

1.59m (5'3") x 1.47m (4'10")  
Fitted with three-piece suite with comprising a shower, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to front.

##### Bedroom 2

2.87m (9'5") x 2.42m (7'11")  
Double glazed window to rear with shutters, fitted carpet and radiator.

#### Bedroom 3

2.45m (8') x 1.81m (5'11")  
Double glazed window to rear with shutters, fitted carpet and radiator.

#### Bathroom

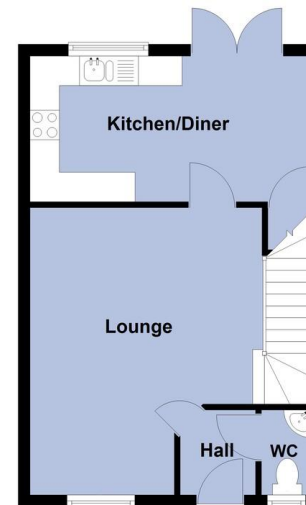
2.04m (6'8") x 1.80m (5'11")  
Fitted with three-piece suite with comprising a bath with electric shower over, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to side.

#### Outside

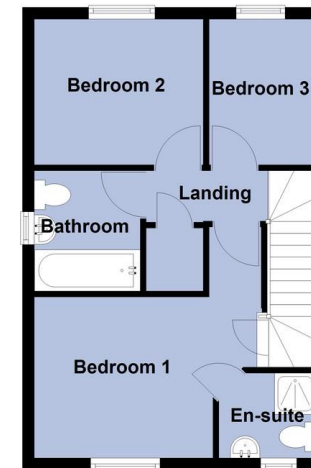
The property has a driveway to the side and a gate that leads to the enclosed rear garden which is mostly laid to lawn with a patio area and shed.

EPC - TBC

#### Ground Floor



#### First Floor



Total area: approx. 71.1 sq. metres (765.0 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.