

£250,000

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY

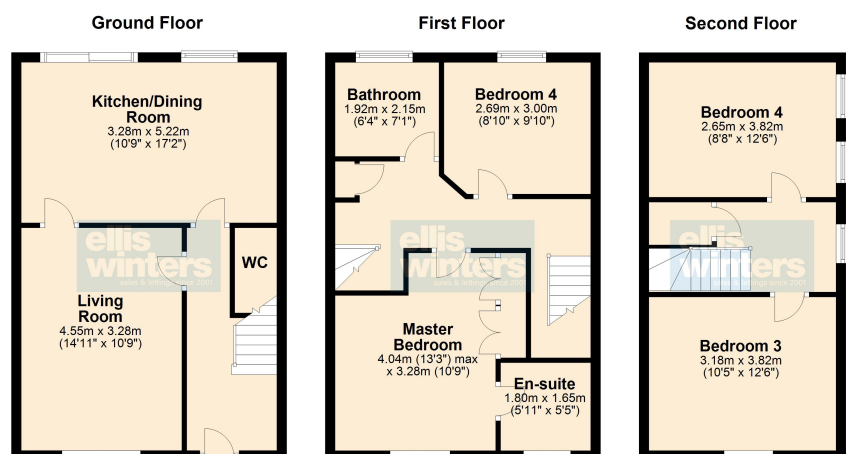


To arrange a viewing call us now on 01354 694900

MOTIVATED SELLER - Offered for sale with no forward chain, this four bedroom mid terrace house is set within a popular location and has easy access to the local primary school.

Although in need of a cosmetic makeover, the property provides spacious and versatility of rooms.

The accommodation comprises, living room, kitchen/diner, ground floor WC, four good size bedrooms, en-suite to master and family bathroom.



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GROUND FLOOR

WC

1.74m (5'9") x 0.86m (2'10")

Fitted with a low level WC and hand wash basin.

LIVING ROOM

4.55m (14'11") x 3.28m (10'9")

Window to front, door to:



KITCHEN/DINING ROOM

5.22m (17'2") x 3.28m (10'9")

Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer and tumble drier, patio doors out to garden and window to rear.

FIRST FLOOR

MASTER BEDROOM

4.04m (13'3") max. x 3.28m (10'9")

Window to front, fitted wardrobes.



EN-SUITE

1.80m (5'11") x 1.65m (5'5")

Fitted with a single shower cubicle, low level WC and hand wash basin. Window to front.

BEDROOM 2

3.00m (9'10") x 2.69m (8'10")

Window to rear.



BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

SECOND FLOOR

BEDROOM 3

3.82m (12'6") x 3.18m (10'5")

Window to front.



BEDROOM 4

3.82m (12'6") x 2.65m (8'8")

Two Velux windows to side.

OUTSIDE

The property is sited along a private roadway and there are two allocated parking spaces.

The garden to the rear is laid mainly to lawn with storage shed and patio area.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

AGENTS NOTE

Please note there are management charges connected with this property in relation to the private driveway and parking area. These are currently in the region of £350 p.a.

TENURE

Freehold

Fenland District Council tax band C

Energy rating - C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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