

£235,000

Fairbairn Way, Chatteris, Cambridgeshire PE16 6GY

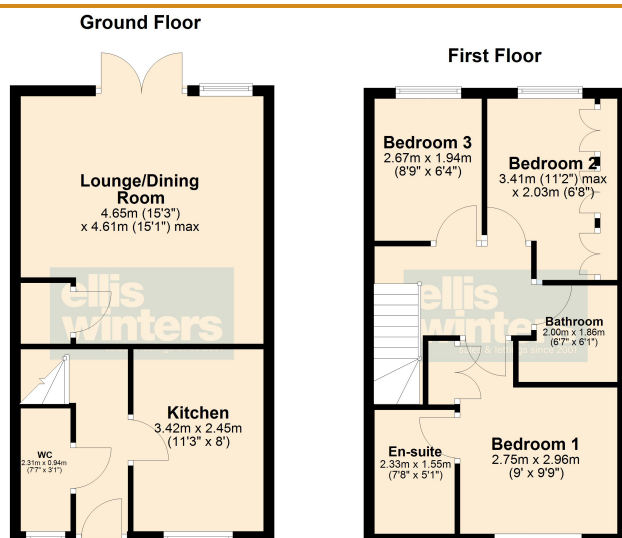


To arrange a viewing call us now on 01354 694900

Beautifully presented, this FABULOUS three bedroom semi detached house would make an ideal first time buy and offers plenty of space and versatility.

There is a modern kitchen, spacious lounge/diner, cloakroom, three bedrooms, bathroom and en-suite to master.

Outside there is parking for two vehicles plus a GARAGE and fully enclosed garden.



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## GROUND FLOOR

### WC

2.31m (7'7") x 0.94m (3'1")

Fitted with a low level WC and hand wash basin. Window to front.

### KITCHEN

3.42m (11'3") x 2.45m (8')

Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, gas boiler, window to front.

### LOUNGE/DINING ROOM

4.65m (15'3") x 4.61m (15'1") max.

Storage cupboard, double doors out to rear garden, window to rear.



## FIRST FLOOR

### BEDROOM 1

2.96m (9'9") x 2.75m (9')

Window to front, fitted wardrobes.

### EN-SUITE

Fitted with a corner shower cubicle, low level WC and hand wash basin.



### BEDROOM 2

3.41m (11'2") max. x 2.03m (6'8")

Window to rear, freestanding wardrobes will remain.



### BEDROOM 3

2.67m (8'9") x 1.94m (6'4")

Window to rear.



### BATHROOM

2.00m (6'7") x 1.86m (6'1")

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin.

## OUTSIDE

The front garden is enclosed by ornamental wrought iron fencing. The single garage is situated to the rear of the property and has standard up and over door. There is parking for two vehicles in front (depending on size).

To the rear, the garden is laid to lawn with patio area.

## SERVICES

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

## 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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