

# £225,000

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY



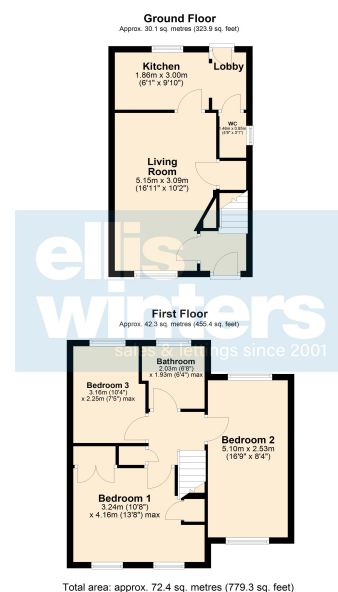
**To arrange a viewing call us now on 01354 694900**

Welcome to this beautifully presented THREE BEDROOM MID-TERRACE house, where modern living meets comfort and convenience. As you enter, you'll be greeted by a bright and airy living space that flows seamlessly into a contemporary kitchen, perfect for entertaining family and friends.

The property boasts three spacious bedrooms, ideal for families or those seeking extra space for a home office. With the added benefits of a GARAGE and a DRIVEWAY, parking will never be a hassle.

This charming home is a perfect blend of style and functionality, ready for you to move in and make it your own!

No forward chain!



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## GROUND FLOOR

**Living Room**  
5.15m (16'11") x 3.09m (10'2")  
Window to front, media wall, under stairs storage cupboard.

**Kitchen**  
3.00m (9'10") x 1.86m (6'1") plus 7.16m (23'6") x 7.16m (23'6")  
Fitted with a modern range of wall and base units housing single electric oven and four ring induction hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, window to rear.

**Lobby**  
1.94m (6'4") x 1.28m (4'2")  
Door out to rear garden.

**WC**  
1.46m (4'9") x 0.95m (3'1")  
Fitted with a low level WC and hand wash basin. Window to side.

## FIRST FLOOR

**Bedroom 1**  
4.16m (13'8") max. x 3.24m (10'8")  
Two windows to front, fitted wardrobes, over stairs cupboard.

**Bedroom 2**  
5.10m (16'9") x 2.53m (8'4")  
Windows to both front and rear.

**Bedroom 3**  
3.16m (10'4") x 2.25m (7'5") max.  
Window to rear.

**Bathroom**  
2.03m (6'8") x 1.93m (6'4") max.  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear

## OUTSIDE

The property is situated along a private roadway and a driveway to one side provides ample off road parking and leads to the single garage which has standard up and over door, power and light. There is a courtesy door from the garage into the garden.

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

## SERVICE

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

Tenure Freehold  
Fenland District Council Tax Band B  
Energy rating C

**NO FORWARD CHAIN!**

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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