Guide Price

£200,000 – £210,000

Farriers Gate, Chatteris,
Cambridgeshire PE16 6AY

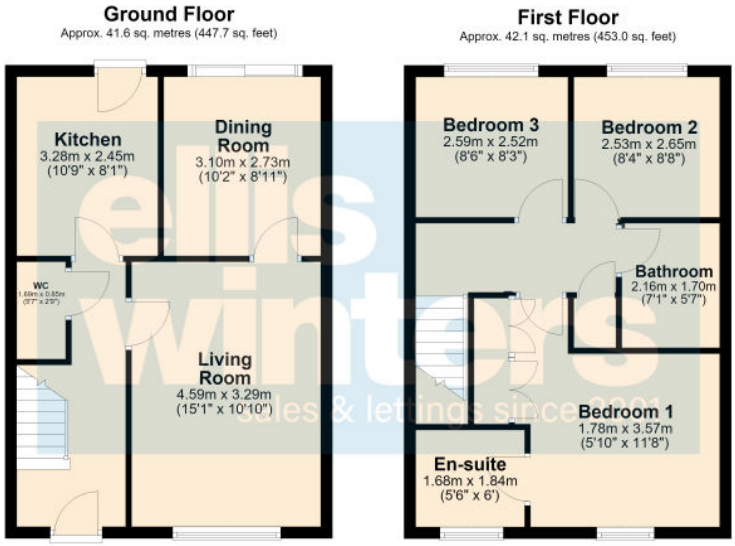


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The ground floor features a SPACIOUS living room, ideal for relaxing and entertaining, along with a separate dining room providing additional reception space. The kitchen is well laid out for everyday use, complemented by a convenient cloakroom. Upstairs, the property offers three bedrooms, including a principal bedroom with EN-SUITE facilities, alongside a family bathroom serving the remaining bedrooms. Externally, the home benefits from a private rear garden complete with a SUMMERHOUSE, creating an excellent space for outdoor enjoyment or home working.

The property also includes two allocated parking spaces.



Total area: approx. 83.7 sq. metres (900.7 sq. feet)

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GROUND FLOOR

Living Room
4.59m (15'1") x 3.29m (10'10")
Window to front, new carpet.

Dining Room
3.10m (10'2") x 2.73m (8'11")
Patio door out to garden, new carpet.

Kitchen
3.28m (10'9") x 2.45m (8'1")
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 dishwasher, space for fridge/freezer, window to rear.

WC
1.69m (5'7") x 0.85m (2'9")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
3.57m (11'8") x 1.78m (5'10")
Window to front, fitted wardrobes, new carpet.

En-suite
1.84m (6') x 1.68m (5'6")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2
2.65m (8'8") x 2.53m (8'4")
Window to rear, new carpet.

Bedroom 3
2.59m (8'6") x 2.52m (8'3")
Window to rear.

Bathroom
2.16m (7'1") x 1.70m (5'7")
Fitted with a panelled bath, low level wc and hand wash basin set within vanity unit.
Window to front, new carpet.

OUTSIDE

The front garden is enclosed by sleepers and has a variety of shrubs. To the rear, there is a decked patio, lawn and summerhouse. A rear gate leads to the parking area where there are two allocated parking spaces.

AGENTS NOTE
Please note there are management charges associated with the parking area.

FURTHER INFORMATION
Tenure Freehold
Energy rating C
Fenland District Council Tax Band B

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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