



## Fairbairn Way, Chatteris

**Price: Freehold £230,000 offers in excess of**

- Ideal First Time Purchase
- Modern Three Bedroom Semi-Detached House
- 15ft Living Room
- 11ft Kitchen/Diner
- Downstairs Cloakroom
- 9ft Master Bedroom With Ensuite & Fitted Wardrobes
- Single Garage & Off Road Parking
- Popular Location

EPC Rating: C



## Accommodation Includes

Upvc door into;

### Entrance Hall

Stairs to first floor, radiator, laminate flooring and doors to:

### Downstairs Cloakroom

Double glazed window to front, corner wash hand basin with tiled splashback, low-level WC, laminate flooring and radiator.

### Kitchen/Diner

3.54m (11'7") x 2.54m (8'4"). Double glazed window to front, fitted with a matching range of base and eye level units and drawers with worktop over, stainless steel sink with mixer tap, tiled splashbacks, space for fridge/freezer and plumbing for a washing machine with electric oven, four ring gas hob, extractor hood, radiator, vinyl flooring and wall mounted gas boiler system.

### Living Room

4.63m (15'2") max x 4.55m (14'11") max. Double glazed double doors to rear, radiator, telephone point, TV point and a under stairs storage cupboard.

### Landing

Loft access, alarm system and doors to all rooms.

### Bedroom One

2.73m x min 2.94m (8'10" x 9'6"). Double glazed window to front, fitted wardrobes with sliding doors, radiator, coving to ceiling, door to:

### En-suite

Double glazed window to front, shower cubicle with fitted shower, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, and radiator.

### Bedroom Two

3.23m (10'7") max x 2.56m (8'5"). Double glazed window to rear and radiator.

### Bedroom Three

2.70m (8'10") x 1.94m (6'4"). Double glazed window to rear and radiator.

### Family Bathroom

Fitted with a three piece suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan and radiator.

### Outside

The front garden is mainly laid to lawn with pathway to entrance door and side gate leading to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with bonus of a patio area, both walled and fenced borders. To the rear of the property there is the bonus of a single garage with up and over door and parking space.



This plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors.



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