

£180,000

Angoods Lane, Chatteris, Cambridgeshire PE16 6RG

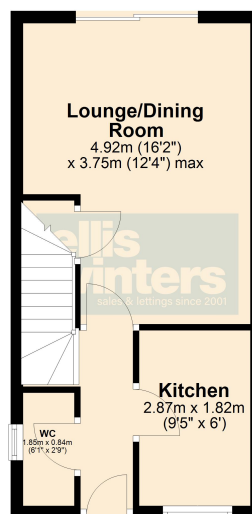


To arrange a viewing call us now on 01354 694900

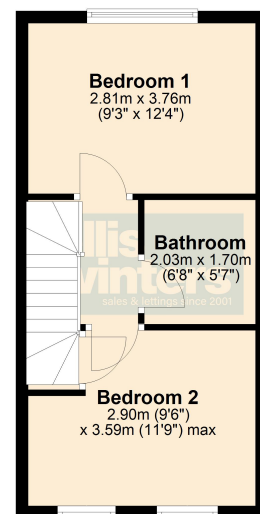
An ideal first time buy, this two bedroom end of terrace property is set close to many amenities and has a good size rear garden plus two allocated parking spaces.

The accommodation comprises kitchen, lounge/diner, cloakroom, two double bedrooms and family bathroom.

Ground Floor



First Floor



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## GROUND FLOOR

### WC

1.85m (6'1") x 0.84m (2'9")

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

### KITCHEN

2.87m (9'5") x 1.82m (6')

Fitted with a matching range of wall and base units with space for a freestanding cooker and fridge/freezer, plumbing for washing machine, window to front.

### LOUNGE/DINING ROOM

4.92m (16'2") x 3.75m (12'4") max.

Patio doors leading out to rear garden, under stairs storage cupboard.



## FIRST FLOOR

### BEDROOM 1

3.76m (12'4") x 2.81m (9'3")

Window to rear.

### BEDROOM 2

3.59m (11'9") max. x 2.90m (9'6")

Two windows to front, boiler cupboard.



### BATHROOM

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



## OUTSIDE

The front garden is open plan and laid to lawn. To the rear, the garden has a decked patio with arbour over with the balance laid to lawn plus a storage shed. There are two allocated parking spaces at the rear of the property.



## SERVICES

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

## TENURE

Freehold

Fenland District Council tax band B

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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