

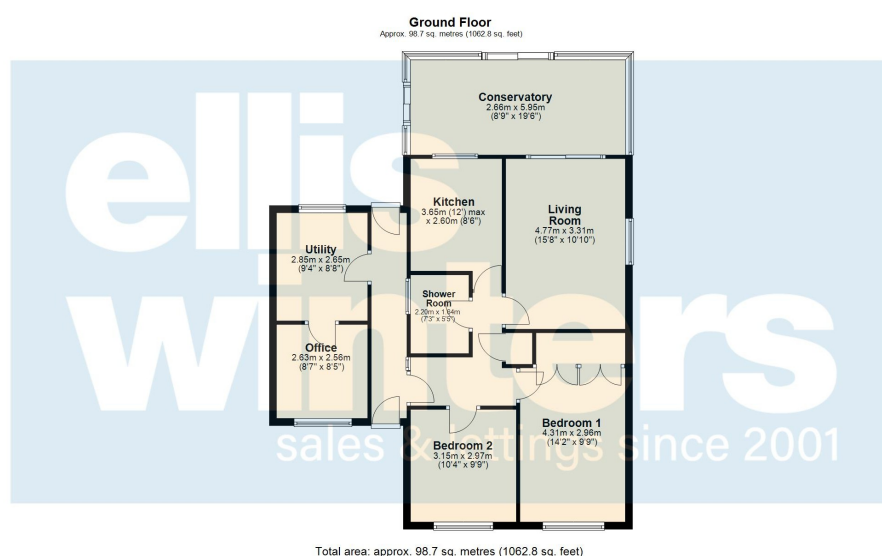
# £250,000

Angoods Lane, Chatteris, Cambridgeshire PE16 6RG



To arrange a viewing call us now on 01354 694900

Offered with the significant benefit of NO ONWARD CHAIN, this delightful TWO-BEDROOM link-detached bungalow presents a fantastic opportunity. Nestled in a CUL-DE-SAC location, the property boasts convenient access to many local amenities. Inside, discover a well-proportioned layout featuring a fitted kitchen, a comfortable lounge/diner, a bright and airy CONSERVATORY, two generously sized bedrooms, and a modern SHOWER ROOM. To the front, you'll find OFF-ROAD PARKING, while the rear of the property offers a low-maintenance garden, perfect for relaxing and enjoying the outdoors. Don't miss out on this charming and convenient bungalow!



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#### Kitchen

3.65m (12') max x 2.60m (8'6")

Fitted with a matching range of wall and base units housing eye level double electric oven, ceramic hob with extractor over, plumbing for dishwasher, gas boiler, space for fridge, window to rear

#### Living Room

4.77m (15'8") x 3.31m (10'10")

Window to side, patio door into conservatory



#### Conservatory

UPVC construction with patio doors into garden

#### Bedroom 1

4.31m (14'2") x 2.96m (9'9")

Window to front, fitted wardrobes and dressing table

#### Bedroom 2

3.15m (10'4") x 2.97m (9'9")

Window to front



#### Shower Room

2.20m (7'3") x 1.64m (5'5")

Fitted with a 1 1/2 sized shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side

#### Office

2.63m (8'7") x 2.56m (8'5")

Window to front. (Part garage conversion)



#### Utility

2.85m (9'4") x 2.65m (8'8")

Fitted with wall and base units, plumbing for washing machine and space for tumble drier and fridge/freezer, single sink and drainer. Window to rear (Part garage conversion)

#### Outside

The front garden is open plan, laid to lawn with shrub borders. A side gate leads to the paved rear garden which has an abundance of sheds, summerhouse and pavilion style seating area.



#### Services

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

#### Tenure Freehold

Council Tax Band B

EPC tbc

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.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

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