



## Angoods Lane, Chatteris, Cambs, PE16 6RG

Beautifully Presented - End-Terraced House - 3 Bedrooms - Kitchen/Diner - Lounge - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Off Road Parking - Call To View (01354) 696700

**£220,000**



**Entrance Hall**  
Double glazed window to front and vinyl flooring.

**Kitchen Area**  
2.48m (8'1") x 1.73m (5'6")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, tiled splashbacks, wall mounted gas boiler, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to front and vinyl flooring.

**Dining Area**  
2.60m (8'5") x 2.48m (8'1")  
Vinyl flooring.

**Lounge**  
4.54m (14'8") max x 4.43m (14'5")  
Double glazed window to rear, single radiator, under stairs cupboard and double glazed sliding door to garden.

**WC**  
Fitted with two piece suite comprising of low level WC, wash and basin, and vinyl flooring.

**First Floor**  
**Hall**  
Double glazed window to side.

**Bedroom 1**  
3.28m (10'7") x 2.48m (8'1")  
Double glazed window to rear, radiator and built in double wardrobes.

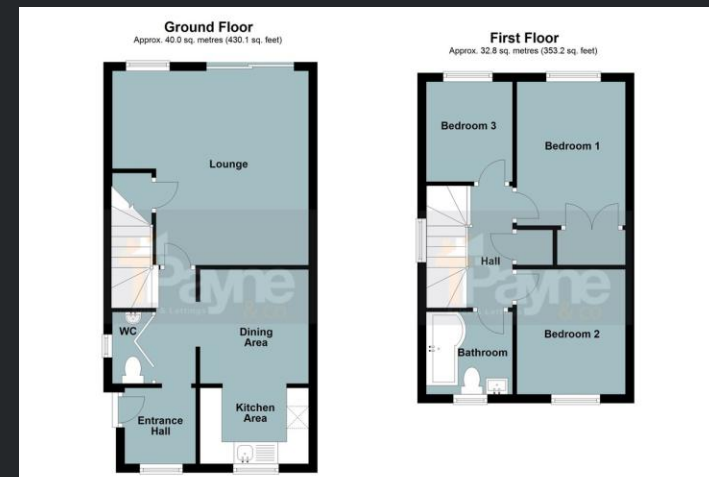
**Bedroom 2**  
3.00m (9'8") x 2.48m (8'1")  
Double glazed window to front and radiator.

**Bedroom 3**  
2.28m (7'4") x 1.97m (6'4")  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with three piece suite comprising of P-shaped bath with shower head over, vanity wash hand basin, low level WC, heater towel rail, double glazed window to front and vinyl flooring

**Outside**  
There are two allocated parking spaces to the side of the property. A side gate allows access to an enclosed rear garden, comprising of patio and lawn areas as well as a timber built shed.

EPC- TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.