



Angoods Lane, Chatteris, Cambs, PE16 6RG

Semi Detached House - 4 Bedrooms - Kitchen/Breakfast Room & Utility - Lounge - Family Bathroom, En-suite to Master & Ground Floor WC - Driveway & Parking To Front - Enclosed Rear Garden - Call To View - 01354 696700

£260,000



Ground Floor

Entrance Hall
Double glazed window to front, double glazed entrance door and single radiator.

Lounge
4.50m (14'9") x 3.11m (10'2")
Double glazed window to front and single radiator.

Kitchen/Breakfast Room
5.11m (16'9") x 4.89m (16'4")
Fitted with a matching range of base and eye level units with worktop space over, sink, plumbing for dishwasher, space for fridge/freezer, space for gas cooker with pull out extractor hood over, double glazed window to rear, single radiator, double glazed double doors to garden.

Utility Area
2.72m (8'11") x 1.85m (6'1")
With worktop space over, sink, plumbing for washing machine, two double glazed windows to rear, single radiator, door to rear garden.

WC
Double glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC and single radiator.

Store
First Floor

Landing
Airing cupboard, stairs to ground floor and doors to:

Bedroom 1
3.52m (11'7") x 3.40m (11'2")
Double glazed window to front, single radiator and door to

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC.

Bedroom 2
3.92m (12'10") max x 3.10m (10'2")
Double glazed window to front, built-in wardrobe(s) and single radiator.

Bedroom 3
5.62m (18'5") x 2.10m (6'11")
Two double glazed windows to front, storage cupboard and single radiator.

Bedroom 4
3.56m (11'8") x 2.25m (7'4")
Double glazed window to rear, storage cupboard and single radiator.

Bathroom
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, and double glazed window to rear.

Outside
The property has a driveway with parking to the front. An enclosed rear garden is mainly laid to lawn with patio area and timber shed.

EPC Rating - 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.

