



Angoods Lane, Chatteris, Cambs, PE16 6RG

Well Presented - Detached Bungalow - 2 Double Bedrooms - Lounge & Conservatory - Kitchen & Utility - Shower Room - Enclosed Rear Gardens - Parking & Garage - Call To View (01354 696700)

£279,000



Entrance
Double glazed window to side, open plan to utility.

Hallway
Airing cupboard and doors to:

Kitchen
3.56m (10'4") x 2.60m (8'7") max
Fitted with a matching range of base and eye level units with worktop space over, composite sink, space for fridge/freezer, built-in corner electric fan assisted oven, built-in four ring hob with extractor hood over, double glazed window to side, single radiator, tiled flooring and double glazed door to garden.

Lounge
4.70m (15'5") x 3.32m (10'11")
Double glazed window to side, single radiator, electric flame effect fire, double glazed double doors to conservatory.

Bedroom 1
4.42m (14'5") max x 2.97m (9'9")
Double glazed window to side, built-in wardrobes with double doors and single radiator.

Bedroom 2
3.11m (10'2") x 2.98m (9'9")
Double glazed window to rear and single radiator.

Utility
1.93m (6'4") x 1.47m (4'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, double glazed door to rear garden.

Shower Room
Fitted with three piece suite comprising tiled shower enclosure, wash hand basin in vanity unit with storage under and WC with hidden cistern, fully tiled walls, double glazed window to side, storage cupboards, heated towel rail and vinyl flooring.

Conservatory
Double glazed windows to sides and rear, single radiator, tiled flooring, double glazed door to garden.

Garage
Double glazed window to side and double-glazed door to rear garden.

Outside
The property has a shared gravel drive leading to the garage and entrance door. A side gate gives access to the enclosed rear garden which is laid to lawn with patio areas, planted borders, trees, shrubs and plants plus a timber shed.

EPC Rating: D



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.