



Angoods Lane, Chatteris, Cambs, PE16 6RG

End Terraced House - 2 Bedrooms - Kitchen - Lounge/Diner - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - 2 Allocated Parking Spaces - Call To View - (01354) 696700

£175,000



Ground Floor

Hall
Double glazed front door, stairs to first floor and radiator.

Kitchen 2.87m (9'5") x 1.69m (5'7")
Fitted with a matching range of base and eye level units with worktop space over, cooker with extractor hood over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and double glazed window to front.

Lounge/Diner 4.91m (16'1") x 3.74m (12'3")
Double glazed sliding door to rear, two radiators, under stairs cupboard and coving to ceiling.

WC
Fitted with two-piece suite comprising wash hand basin and low-level WC, part tiled walls, radiator, coving to ceiling and double-glazed window to side.

First Floor

Landing
Double glazed window to side and radiator.

Bedroom 1
3.76m (12'4") x 2.80m (9'2")
Double glazed window to rear and radiator.

Bathroom
Fitted with a three-piece suite comprising bath with shower attachment over, pedestal wash hand basin and low-level WC, part tiled walls and radiator.

Bedroom 2
3.75m (12'4") x 2.89m (9'6")
Two double glazed windows to front, boiler cupboard and two radiators.

Outside
There is an enclosed rear garden which is mainly laid to lawn with decking area. There are two allocated parking spaces to rear.

EPC Rating - C



Call to arrange a viewing **01354 696700**

TPayne & 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.

