



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

Beautifully Presented - Character Cottage - 2 Double Bedrooms - 2 Reception Rooms - Bathroom - Driveway & Garden - No Upward Chain - Call To View (01354 696700) - Open Weekdays Till 8pm - Saturday till 5pm - Sunday till 4pm

**£210,000**





**Ground Floor**

**Lounge**

**3.64m (11'11") x 3.62m (11'11")**

Double glazed entrance door and window to front, stairs to first floor, decorative electric fireplace, radiator, tiled flooring.

**Snug**

**3.62m (11'11") x 2.96m (9'9")**

Double glazed window to front, decorative electric fireplace, radiator.

**KITCHEN/DINER**

**4.15M (14'5") X 2.73M (8'5")**

Double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, space for fridge and freezer, fitted oven, hob with extractor hood over, tiled flooring, double glazed double doors to garden.

**Bathroom**

Frosted double glazed window to rear, corner bath with folding screen, pedestal wash hand basin, low-level WC, cupboard that houses washing machine and boiler.

**First Floor**

**Bedroom 1**

**3.67m (12') x 2.81m (9'3")**

Double glazed window to front, radiator.

**Bedroom 2**

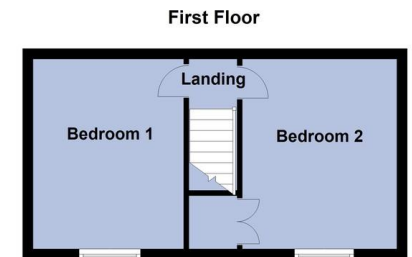
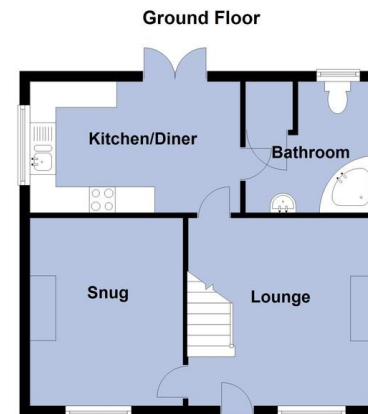
**3.67m (12') x 2.99m (9'10")**

Double glazed window to front, radiator, fitted wardrobe.

**Outside**

The front of the property provides off road parking there is then side access to the rear garden which is mainly laid to lawn/ gravel with patio area.

**EPC RATING - D**



Plans are for representational purposes only  
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.