



59 ANGOODS LANE

CHATTERIS, PE16 6RG

£180,000
FREEHOLD

A two-bedroom mid-terraced house offered for sale chain free, making it an ideal purchase for first-time buyers, investors or those looking for a manageable home. The property provides well-proportioned accommodation including a fitted kitchen, spacious lounge/diner with doors opening onto the enclosed rear garden, two bedrooms and a first floor bathroom. The property also benefits from allocated parking to the front and an enclosed rear garden.



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- Chain free sale • Two bedroom mid-terraced house • Ideal first-time buyer property • Spacious lounge/diner • Fitted kitchen • First floor family bathroom • Enclosed rear garden • Allocated parking • Well-proportioned accommodation • Popular Chatteris location



Summary

CHAIN FREE | TWO BEDROOMS |
ALLOCATED PARKING | ENCLOSED
REAR GARDEN

A well-presented two-bedroom mid-terraced house, ideally offered for sale chain free and providing an excellent opportunity for first-time buyers, investors or those looking for a manageable home.

The property offers well-proportioned accommodation arranged over two floors, comprising an entrance hall, fitted kitchen and a spacious lounge/diner with double doors opening onto the rear garden. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, providing a pleasant outdoor space with potential for landscaping to suit. There is also allocated parking to the front, adding further convenience.

Accommodation

Entrance Hall

Entrance door, radiator and stairs rising to the first floor.

Kitchen

Fitted with a range of matching wall and base units with work surfaces over, incorporating a gas hob with extractor hood, oven and stainless-steel sink. There is plumbing for a washing machine, space for a fridge/freezer, radiator, vinyl flooring and double-glazed window to the front.

Lounge/Diner

A good-sized reception room with double-glazed double doors opening onto the rear garden, useful storage cupboard, radiator and coving to the ceiling.

First Floor Landing

Providing access to both bedrooms and the bathroom.

Bedroom One

A well-proportioned double bedroom with double-glazed window overlooking the rear and radiator.

Bedroom Two

A further bedroom with double-glazed window to the front, useful storage cupboard and radiator.

Bathroom

Fitted with a three-piece suite

comprising bath with shower attachment over, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, extractor fan, radiator and vinyl flooring.

Outside

The property benefits from an enclosed rear garden, predominantly laid to lawn, providing a private outdoor space. Allocated parking is situated to the front of the property.

Tenure

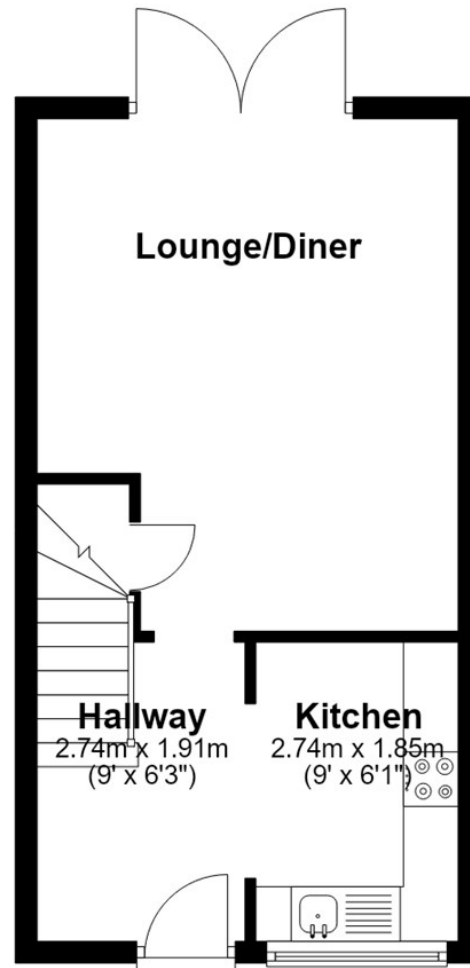
Freehold – Chain Free

EPC: TBC

Council Tax: TBC

Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 57.8 sq. metres (621.9 sq. feet)

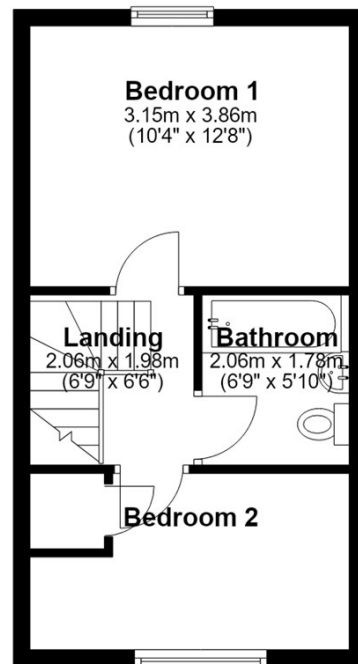
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First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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