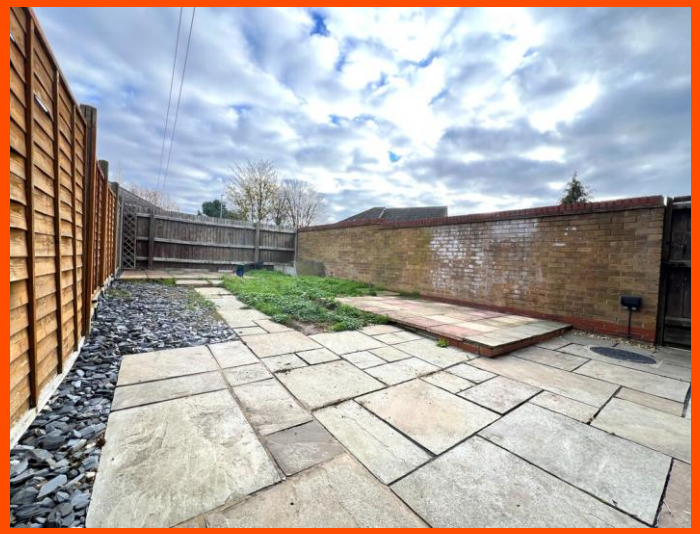
T Payne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk







Angoods Lane, Chatteris, Cambs, PE16 6RG

End Terraced House - 2 Double Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC - First Floor Bathroom - Enclosed Rear Garden - Allocated Parking - No Upward Chain - Call To View (01354) 696700

£178,000







Ground Floor

Entrance Hall
Entrance door, radiator, stairs to first floor and opening to:

Kitchen
2.82m (9'3") x 1.80m (5'9") max
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker with extractor hood over, vinyl flooring and double-glazed window to front.

Lounge/Diner
4.90m (16'1") x 3.71m (12'2") max
Double glazed sliding door to rear, storage cupboard, fitted carpet and two radiators.

WC
Fitted two-piece suite comprising of a wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to side.

First Floor

Landing
Double glazed window to side, radiator and door to:

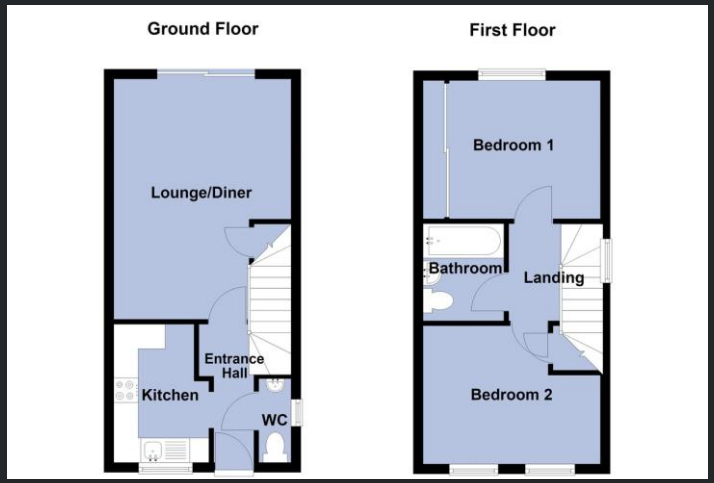
Bedroom 1
3.73m (12'3") x 2.77m (9'1") max
Double glazed window to rear, fitted sliding door wardrobe, fitted carpet and radiator.

Bedroom 2
3.70m (12'2") x 2.84m (9'4") max
Two double glazed windows to front, boiler cupboard, fitted carpet and radiator.

Bathroom
Fitted three-piece suite comprising of a bath with hand hose over, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail and vinyl flooring.

Outside
The property has a low maintenance garden to the front and two allocated parking spaces to the side. There is side gate access into the enclosed rear garden which comprises of lawn and patio area.

EPC Rating: C



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.