

£300,000

Angoods Lane, Chatteris, Cambridgeshire PE16 6RG



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this LARGE three bedroom DETACHED family home provides an exceptional amount of space and has ample off road parking, GOOD SIZE rear garden and the garage which has been converted into an office.

The accommodation comprises spacious kitchen/breakfast room, separate living and dining rooms, ground floor cloakroom, three double bedrooms and family bathroom.

Energy rating D

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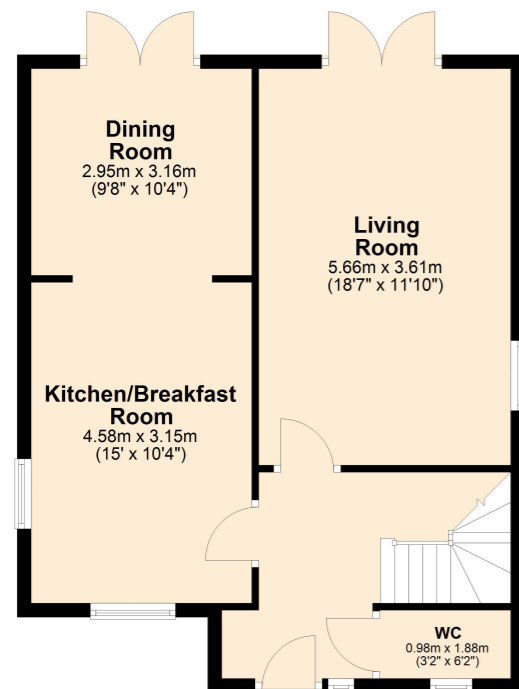
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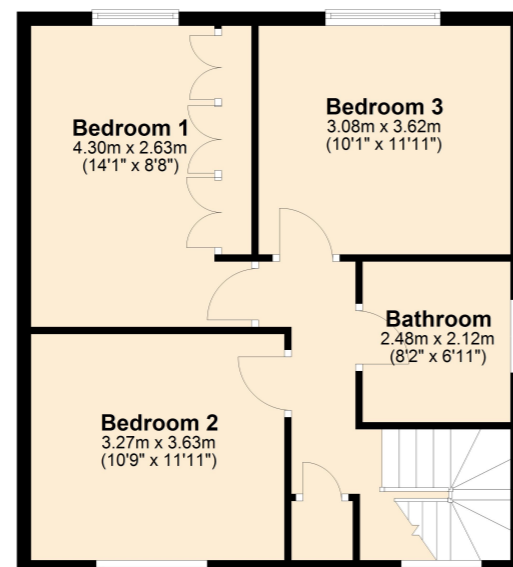
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Ground Floor



First Floor



GROUND FLOOR

WC

1.88m (6'2") x 0.98m (3'2")
Fitted with a low level WC and hand wash basin. Window to front.

LIVING ROOM

5.66m (18'7") x 3.61m (11'10")
Window to side, double doors leading out to rear garden.

KITCHEN/BREAKFAST ROOM

4.58m (15') x 3.15m (10'4")
Fitted with a matching range of wall and base units with freestanding electric cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar, windows to both front and side, door leading out to driveway.

DINING ROOM

3.16m (10'4") x 2.95m (9'8")
Double doors leading out to rear garden. Open plan to kitchen.

FIRST FLOOR

BEDROOM 1

4.30m (14'1") x 2.63m (8'8")
Window to rear, fitted wardrobes.

BEDROOM 2

3.63m (11'11") x 3.27m (10'9")
Window to front.

BEDROOM 3

3.62m (11'11") x 3.08m (10'1")
Window to rear.

BATHROOM

2.48m (8'2") x 2.12m (6'11")
Fitted with a panelled bath which has mixer tap shower, separate corner shower cubicle, low level WC and hand wash basin set within vanity unit. Window to side.

OUTSIDE

The front garden is open plan and set to hardstanding. A driveway to one side provides further parking.

To the rear the good size garden has an extensive patio area of lawn, paving and mature shrubs.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

AGENTS NOTE

Overall measurement is approx. 109 sq m

TENURE

Freehold

Fenland District Council tax band D

Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.