



Angoods Lane, Chatteris
£180,000 Freehold

**Sharman
Quinney**

Key Features



- Perfect First Time Buyer/Investment Opportunity
- Off Road Parking
- Close to Local Amenities
- Private Rear Garden
- Conservatory Overlooking Rear Garden

Ground Floor

Entrance Hall -

UPVC door to front. Hard flooring. Stairs to first floor and access into Kitchen and Lounge/Diner.

Kitchen -

Window to front. Tiled flooring. A range of base and wall units, integrated appliances including stainless steel sink, oven with gas hob and overhead extractor fan. Wall mounted boiler. Space for washing machine and tall fridge/freezer.

Lounge/Diner -

Hard flooring. Access into conservatory through double doors.

Conservatory -

Half brick and half UPVC construction. Tiled



flooring. Double doors into garden.

First Floor

Bedroom One -

Window to rear. Fitted carpet.

Bedroom Two -

Window to front. Fitted carpet.

Bathroom -

Tiled flooring and walls. Window to side. A white three-piece suite comprising of panelled bath with overhead shower, pedestal sink and low-rise toilet.

Outside -

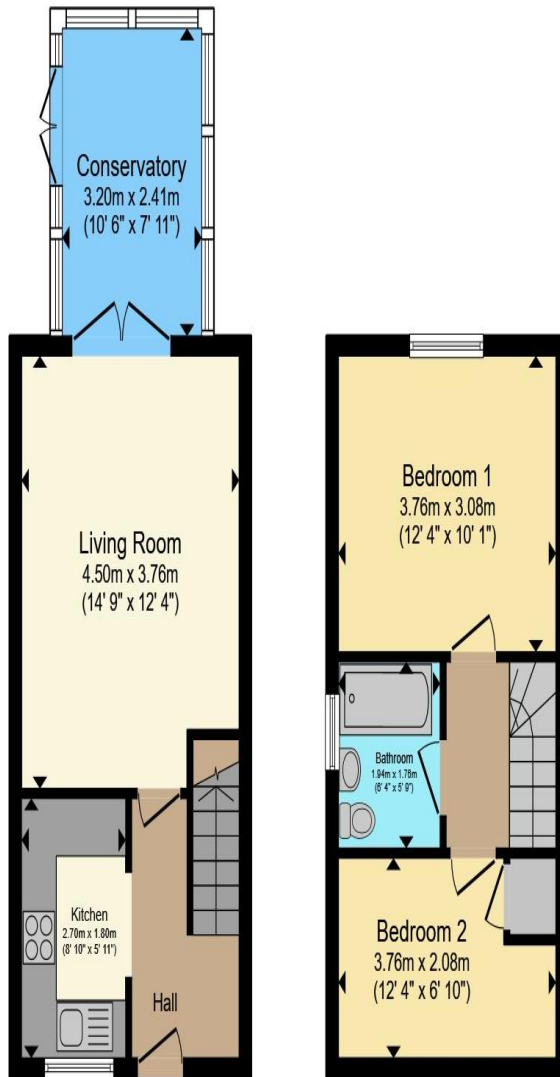
The front of the property offers off road parking for two cars via the tarmac driveway. A side gate allows access into the rear garden.

The rear garden is fully enclosed and is mostly laid to lawn. There is small patio area and a stone pathway leading to the rear of the garden and the timber shed.

Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Total floor area 63.1 m² (679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207062 - 0006

