

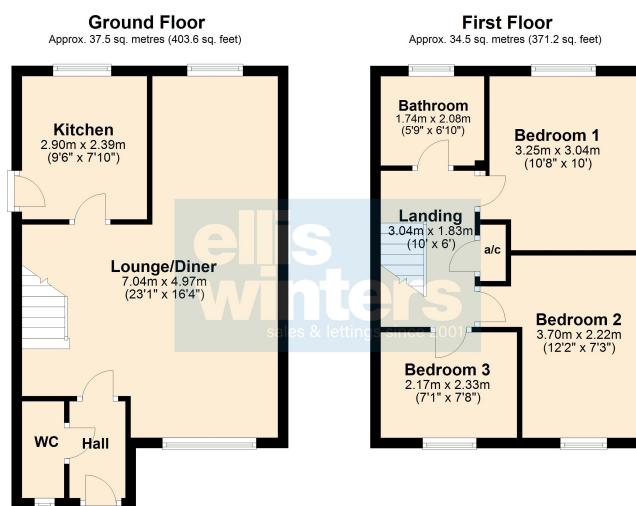
# £230,000

Harold Heading Close, Chatteris, Cambridgeshire PE16 6TL



To arrange a viewing call us now on 01354 694900

This fabulous THREE-BEDROOM SEMI-DETACHED home, awaiting a cosmetic makeover, is tucked away in a quiet CUL-DE-SAC. This ideal first-time purchase or family home offers a practical layout with a lounge/diner, kitchen, cloakroom, three bedrooms, and a family bathroom. Outside, you'll find a fully ENCLOSED REAR GARDEN - a blank canvas ready for you to create your perfect outdoor space. The property also features a single GARAGE and OFF-ROAD PARKING for added convenience.



Total area: approx. 72.0 sq. metres (774.8 sq. feet)

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#### Ground Floor

##### Lounge/Diner

7.04m (23'1") x 4.97m (16'4")

Dual aspect windows to both front and rear, stairs rising to first floor

##### Kitchen

2.90m (9'6") x 2.39m (7'10")

Fitted with base units with space for single oven and hob, plumbing for washing machine, single sink and drainer, wall mounted gas boiler, space for fridge/freezer, window to rear, door out to garden

##### WC

1.77m (5'10") x 0.82m (2'8")

Fitted with a low level wc and hand wash basin. Window to front.

#### First Floor

##### Bedroom 1

3.25m (10'8") x 3.04m (10')

Window to rear

##### Bedroom 2

3.70m (12'2") x 2.22m (7'3")

Window to front

##### Bedroom 3

2.33m (7'8") x 2.17m (7'1")

Window to front

##### Bathroom

2.08m (6'10") x 1.74m (5'9")

Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to rear

#### Outside

The front of the garden is enclosed by shrubs and a driveway to one side plus an additional gravel area provides ample off road parking. There is a single garage which has standard up and over door plus light. To the rear, the garden is laid to lawn.

#### Services

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

#### Tenure Freehold

Energy rating C

Fenland District Council Tax band B

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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