

£270,000

Harold Heading Close, Chatteris,  
Cambridgeshire PE16 6TL



To arrange a viewing call us now on 01354 694900

An ideal family home nestled in a peaceful CUL-DE-SAC, this spacious THREE-BEDROOM DETACHED property is offered for sale with NO FORWARD CHAIN. It features an INTEGRAL GARAGE and OFF-ROAD PARKING, ensuring convenience for busy households. The generous lounge/diner provides a welcoming living space, flowing well into the kitchen. A large P-shaped CONSERVATORY adds valuable extra living or entertaining space and is an ideal play room. Upstairs, three good-sized bedrooms accompany a family bathroom. Outside, a fully ENCLOSED REAR GARDEN offers privacy and a safe area for children or pets to play. This property combines comfort, practicality, and a great location for family life.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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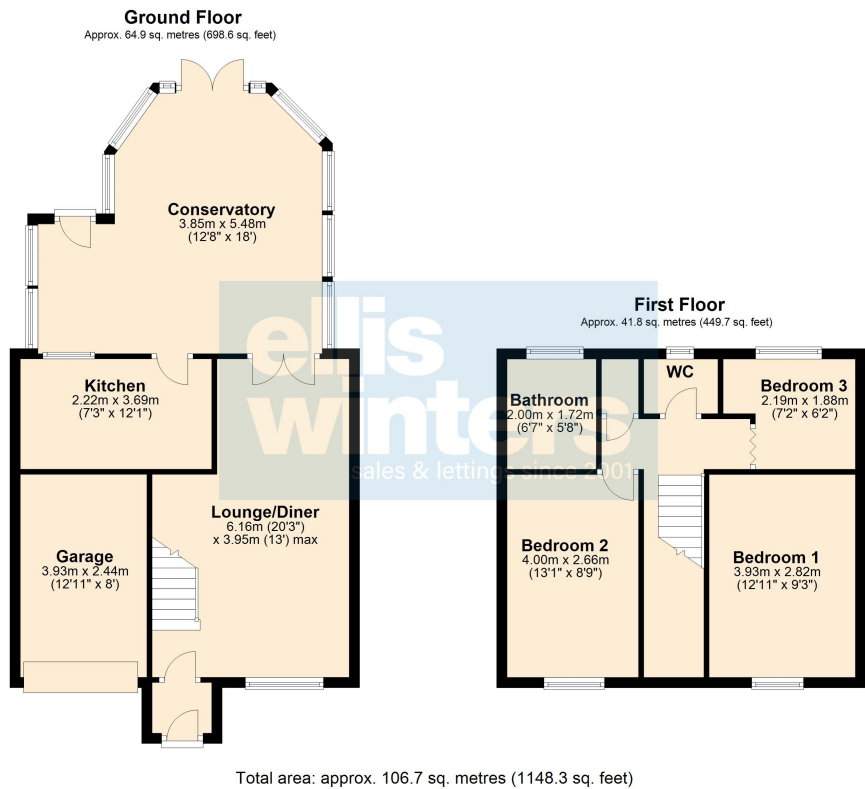


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GROUND FLOOR

ENTRANCE PORCH  
Oak flooring.

LOUNGE/DINER  
6.16m (20'3") x 3.95m (13') max.  
Window to front, oak flooring, stairs rising to first floor, under stairs cupboard. Double doors leading into conservatory.

KITCHEN  
3.69m (12'1") x 2.22m (7'3")  
Fitted with a matching range of wall and base units with space for freestanding cooker tumble drier and washing machine, door leading into conservatory.

CONSERVATORY  
'P' shaped and of brick and uPVC construction, oak floor, stable door into garden and separate double doors also leading out.

FIRST FLOOR

LANDING  
Airing cupboard, loft access.

BEDROOM 1  
3.93m (12'11") x 2.82m (9'3")  
Window to front, laminate floor, fitted wardrobes.

BEDROOM 2  
4.00m (13'1") x 2.66m (8'9")  
Window to front, laminate floor.

BEDROOM 3  
2.19m (7'2") x 1.88m (6'2")  
Window to rear, laminate floor.

WC  
Low level WC and hand wash basin. Window to rear.

BATHROOM  
Fitted with a corner bath having electric shower over and hand wash basin.

OUTSIDE

The property is laid mainly to lawn with paved patio and side access. There is a single integral garage which has standard up and over door.

AGENTS NOTE  
Please note the photographs were taken prior to the current tenant's occupation and may not be a true reflection of presentation and condition but are a guide on room size etc.

Tenure Freehold  
Energy rating D  
Fenland District Council Tax C

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 £40 + VAT (£48) 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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