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The Property Ombudsman

Offers In Region Of

£270,000

Heronshaw, Chatteris, Cambridgeshire PE16 6TR

To arrange a viewing call us now on 01354 694900

Well presented and having been extensively RE-FITTED THROUGHOUT, this THREE BEDROOM DETACHED family home offers spacious and versatile accommodation, ideally suited to modern family living. Set within a popular residential location, the property comprises a fitted kitchen, spacious living room, separate dining room/snug, CONSERVATORY and the convenience of a ground floor cloakroom. Upstairs, there are three double bedrooms, with an EN-SUITE to bedroom one, together with a family bathroom. The garage has been partially converted to create the dining room/snug, while still retaining useful storage space to the front.

Outside, there is ample OFF-ROAD PARKING and a lovely, low-maintenance rear garden, completing this fabulous family home.

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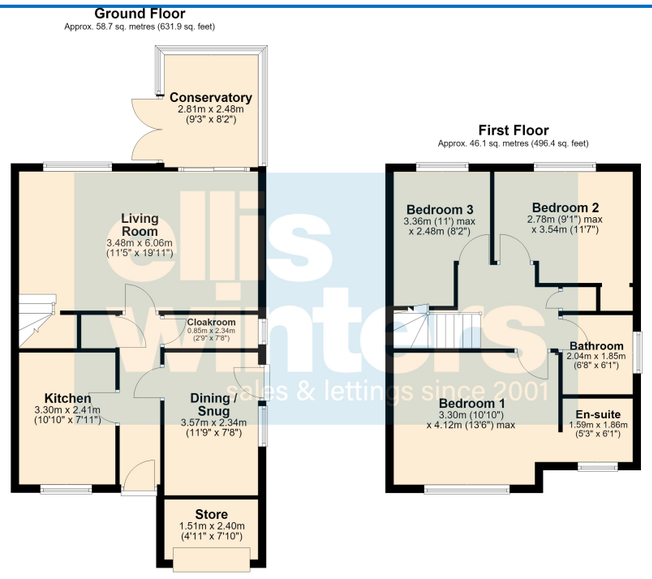

Total area: approx. 104.8 sq. metres (1128.3 sq. feet)

GROUND FLOOR

Kitchen
3.30m (10'10") x 2.41m (7'11")
Re-fitted with a modern Wren kitchen comprising wall and base units housing single Bosch oven and four ring induction hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, window to front.

Dining Room / Snug
3.57m (11'9") x 2.34m (7'8")
This room is a partial conversion of the garage and has window to side and door out to garden.

Living Room
6.06m (19'11") x 3.48m (11'5")
Window to rear, stairs rising to first floor, patio doors into conservatory.

Conservatory
2.81m (9'3") x 2.48m (8'2")
Brick and upvc construction, radiator and double doors out to garden.

Cloakroom
2.34m (7'8") x 0.85m (2'9")
Fitted with a low level wc and hand wash basin. Window to side.

FIRST FLOOR

Bedroom 1
4.12m (13'6") max. x 3.30m (10'10")
Window to front.

En-suite
1.86m (6'1") x 1.59m (5'3")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2
3.54m (11'7") x 2.78m (9'1") max.
Window to rear, wardrobe area.

Bedroom 3
3.36m (11') max. x 2.48m (8'2")
Window to rear.

Bathroom
2.04m (6'8") x 1.85m (6'1")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to side.

OUTSIDE

To the front of the property there is ample off road parking and the front garage store 2.40m (7'10") x 1.51m (4'11") which has remote control electric door. A side gate leads to the rear where the garden is low maintenance with gravel and AstroTurf.

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

Freehold
Fenland District Council tax band C
Energy rating 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 £66.67 plus VAT per transaction (£80 inc VAT), 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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