

# £1,095 pcm

Harold Heading Close, Chatteris,  
Cambridgeshire PE16 6TL



To arrange a viewing call us now on 01354 694900

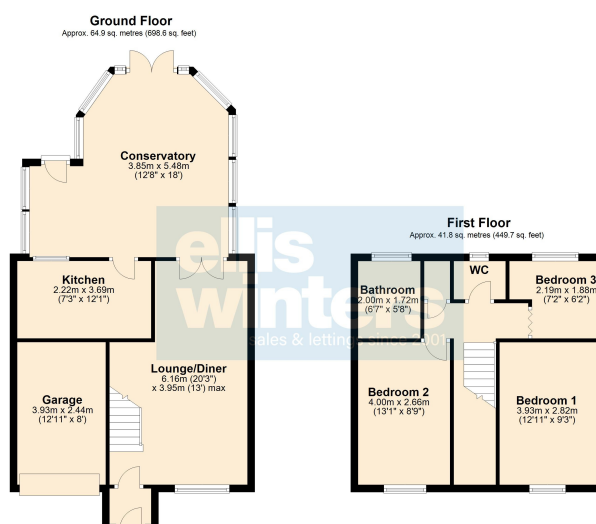
Deposit £1,263

Available now, this three bedroom detached house has an amazing amount of living space on the ground floor. The fabulous 'P' shaped conservatory makes an ideal family or play room leading straight out into the rear garden.

There is ample off road parking to the front plus an integral garage.

To avoid disappointment, call us now to book your viewing.

The property has been re-decorated throughout.



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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, freestanding cooker included, 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, low level WC 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.

### INITIAL LENGTH OF TENANCY

6 months

### Energy rating - D

Fenland District Council Tax band - C

### Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

### 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 tenants conduct their own due diligence before making any decisions.

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