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**elliswinters&co**



**£249,995**

Eaton Estate, Wimblington, Cambridgeshire PE15 0QE



**To arrange a viewing call us now on 01354 694900**

Presenting this THREE-BEDROOM SEMI-DETACHED house, offered for sale with \*NO FORWARD CHAIN\*, making it an ideal opportunity for a swift and straightforward purchase. Nestled on an extensive plot, this property boasts ample OFF-ROAD PARKING with the potential to expand further should you desire. Inside, the well-proportioned accommodation comprises a welcoming KITCHEN/DINER, perfect for family meals and entertaining, a convenient UTILITY room, a comfortable living room, three well-sized bedrooms, and a family bathroom.

This home offers a fantastic canvas to create your ideal living space.

Don't miss out on the chance to make this property your own!

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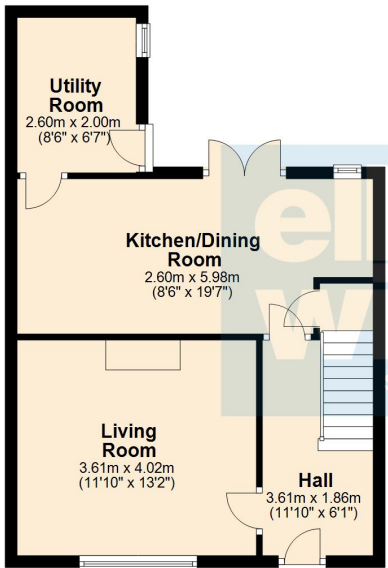


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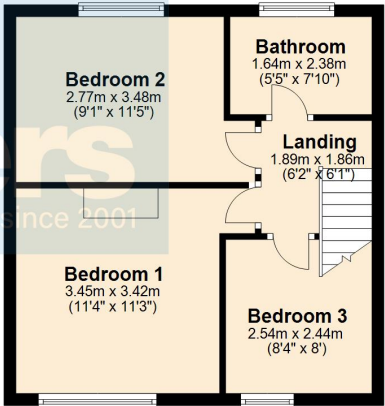
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**Ground Floor**  
Approx. 43.1 sq. metres (464.4 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)

**GROUND FLOOR**

**Living Room**  
4.02m (13'2") x 3.61m (11'10")  
Window to front.

**Kitchen/Dining Room**  
5.98m (19'7") x 2.60m (8'6")  
Fitted with a matching range of base and eye level units complete with freestanding electric cooker with extractor hood over, window to rear and double doors out to garden.

**Utility Room**  
2.60m (8'6") x 2.00m (6'7")  
Plumbing for washing machine, window to side, door out to garden.

**FIRST FLOOR**

**Bedroom 1**  
3.45m (11'4") x 3.42m (11'3")  
Window to front.

**Bedroom 2**  
3.48m (11'5") x 2.77m (9'1")  
Window to rear.

**Bedroom 3**  
2.54m (8'4") x 2.44m (8')  
Window to front.

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

**OUTSIDE**

The front garden is enclosed by a low level wall and is laid to gravel with feature shrubs and rose bushes.

A shared driveway to one side leads to the rear garden where there is an area of hard standing for parking. The garden is laid mainly to lawn with conifer borders, feature trees, brick outbuilding and tap.

**SERVICES**

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

Freehold  
Fenland District Council Tax Band B  
Energy rating C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.