



Rose Cottage Gardens, Wimblington March
£350,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain
- 15ft Sun Lounge Overlooking Garden
- Walking Distance to Pub and Shops
- Garage and Off-Road Parking
- Solar Panels

Entrance Hall -

Hard flooring, composite front door, airing cupboard and storage cupboard, access to loft which is partly boarded

Cloakroom - 0.7m x 2m (2'2" x 6'5")

Hard flooring, small vanity sink, low rise WC

Kitchen - 4.4m x 3.4m (14'4" x 11'1")

Hard flooring, a range of units in a gloss finish, eye level double oven, electric hob with extractor, integrated dishwasher and fridge.

Utility Room - 2.9m x 2.1m (9'5" x 6'8")

Hard flooring, a range of units with stainless steel sink, space for washing machine / tumble dryer, wall mounted boiler, upvc door to side



Lounge - 4.4m x 5m (14'4" x 16'4")

Carpet flooring, feature fireplace

Sun Lounge - 4.6m x 4.3m (15'0" x 14'1")

Carpet flooring, patio doors out to garden

Bedroom One - 3m x 4.4m (9'8" x 14'4")

Carpet flooring, built in cabinetry

Bedroom Two - 3m x 3.4m (9'8" x 11'1")

Carpet flooring, built in cabinetry and wardrobes

Bedroom Three - 3m x 2.8m (9'8" x 9'1")

Carpet flooring, built in wardrobes

Shower Room - 1.7m x 3.7m (5'5" x 12'1")

Hard flooring, vanity sink with storage and matching mirror cabinet, low rise WC, bidet, walk in shower and storage shelves

Outside -

The front of the property is paved offering off road parking in front of the garage 5.5m x 2.9m (18'0" x 9'5"). The rest of the front garden is gravelled and landscaped with various shrubs and flowers. A side gate leads to the rear and side garden.

The rear garden is mostly paved for low maintenance, there is a decent area laid to lawn as well. There are also two sheds and an aviary.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206460 - 0005

