



Eaton Estate, Wimblington March
£240,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain!
- Great Location!
- Ample Off-Road Parking!
- Generous Garden!
- Walking Distance to Local Amenities!

Ground Floor
Entrance Hall -
Carpet flooring, access into lounge and
kitchen/diner

Living Room - 4m x 3.6m (13'2" x 11'10")
Carpet flooring, window overlooking front garden

Kitchen/Dining Room - 5.9m x 2.6m (19'7" x 8'6")
Hard flooring, a range of base and wall units in a
shaker style finish, freestanding electric cooker
with overhead extractor fan, window to rear and
double doors out to garden

Utility Room - 2.6m x 2m (8'6" x 6'7")
Hard flooring, plumbing for washing machine,
window to side, door out to garden



First Floor

Bedroom One - 3.4m x 3.4m (11'4" x 11'3")
Carpet flooring, window to front

Bedroom Two - 3.4m x 2.7m (11'5" x 9'1")
Carpet flooring, window to rear

Bedroom Three - 2.5m x 2.4m (8'4" x 8'0")
Carpet flooring, window to front

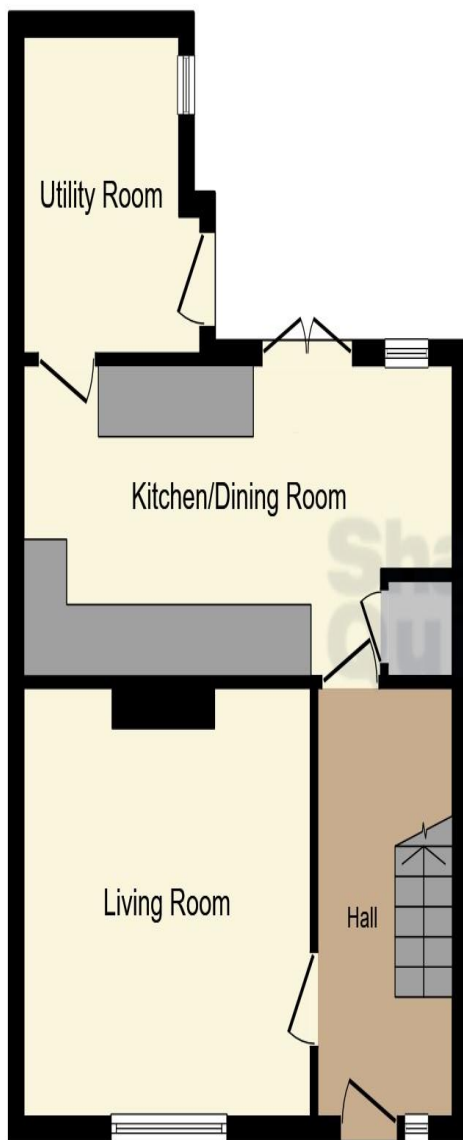
Bathroom - 1.7m x 2.4m (5'5" x 7'8")
Tiled flooring and part tiled walls, window to rear,
fitted with a three-piece suite comprising of
panelled bath with overhead electric shower, low
level WC and hand wash basin.

Outside

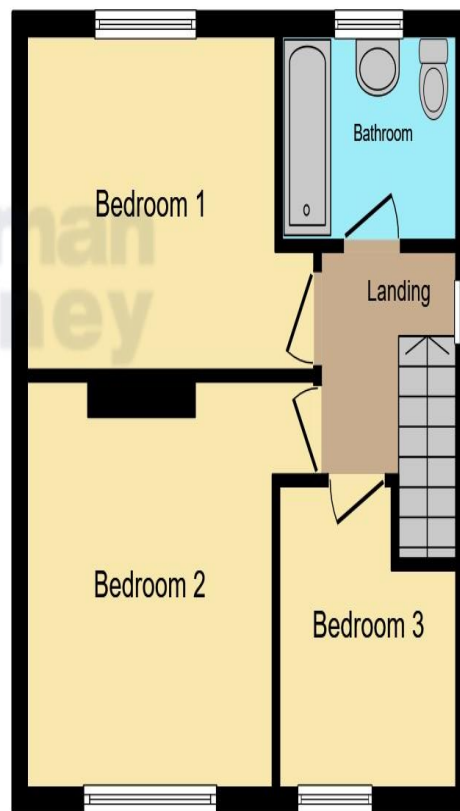
The front garden is laid mostly to gravel with various shrubs and rose bushes, enclosed by a low-level brick wall.

A shared driveway leads to the rear garden where there is a paved area for parking. The main garden is laid to lawn with conifer borders, various trees and a brick outbuilding with a cold-water tap. There is further garden to the rear partially separated from the main garden by a conifer hedge.





Ground Floor



First Floor

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: MRC206535 - 0003

