



Wimblington Road, March
£170,000 Freehold

**Sharman
Quinney**

Key Features



- Great First Time Buyer or Investment Opportunity
- Easy Access to the A141 and A47
- Good Size Garden
- Off Road Parking
- Field Views

Ground Floor

Entrance Hall

Hard flooring, stairs to first floor and access into lounge

Lounge - 4m x 3m (13'1" x 10'1")

Window to front, hard flooring, fireplace with back boiler

Kitchen/Dining Room - 4.8m x 2.8m (16'1" x 9'3")

Fitted with a range of wall and base units, electric and gas cooker points, plumbing for washing machine, stainless steel sink unit with mixer tap, under stairs storage cupboard, two windows to rear overlooking garden and door out onto patio area



First Floor

Bedroom One - 3.7m x 3.0m (12'4" x 9'11")
Window to front with field views, carpet flooring, airing cupboard and storage over the stairs

Bedroom Two - 2.9m x 2.4m (9'9" x 7'11")
Window to rear, hard flooring

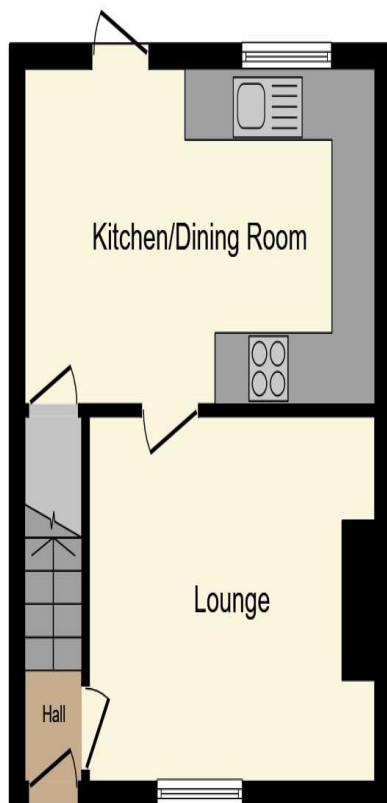
Bathroom - 2.3m x 2.2m (7'5" x 7'2")
Tiled floor and half tiled walls, comprising of a three-piece suite with panelled bath, shower overhead, wash hand basin and WC, storage, heated towel rail, window to rear.

Outside

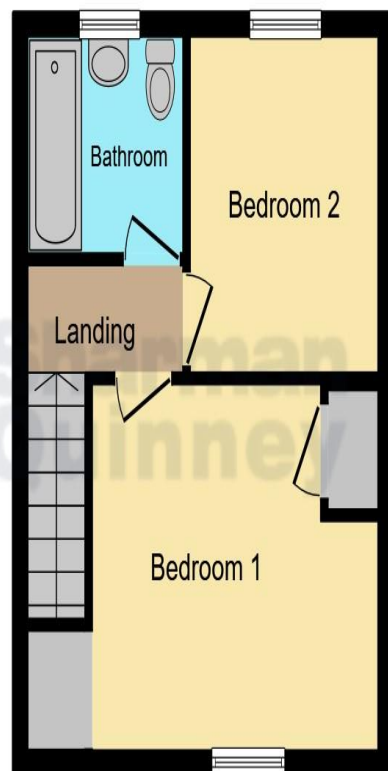
The front of the property is mostly laid to lawn, with a stone pathway leading to the front door and side access gate.

The rear garden is split into two sections with a pedestrian right of way in between which can be utilised by one neighbour to the right (vendor has confirmed this is very rarely used). The first section is paved and houses a brick built outbuilding measuring at 3m x 2m (9'8" x 6'5") there is also an WC to the side. Through a gateway lies the second section of the garden, which is mostly laid to lawn with a patio and decking area. There are two parking spaces at the rear accessed via a private roadway.

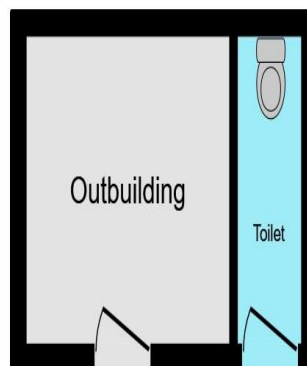




Ground Floor



First Floor



Outbuilding

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

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