



## Ash Tree Close, Wimblington, March, PE15 0RJ

Village Location - Semi-Detached House - 3 Bedrooms - Kitchen - Lounge/Dining Room - Bathroom - Rear Garden - Single Garage & Driveway - Available Now - Deposit £1,326.92 - Council Tax Band B- Call To View (01354) 696700

**£1,150 pcm**





**Hall**  
Electric radiator and tiled flooring.

**Dining Room**  
2.75m (9') x 2.64m (8'6")  
Double glazed window to side,  
electric radiator and laminate  
flooring.

**Kitchen**  
3.46m (11'3") x 2.64m (8'6")  
Fitted with a matching range of  
base and eye level units with  
worktop space over, stainless  
steel sink with tiled splashbacks,  
plumbing for washing machine,  
space for fridge/freezer, built-in  
electric oven, built-in electric hob  
with extractor hood over, double  
glazed window to front and tiled  
flooring.

**Lounge**  
5.14m (16'8") x 3.59m (11'7")  
Newly fitted carpet, stairs to first  
floor and double glazed double  
doors leading to the garden.

## First Floor

**Landing**  
Double glazed window to side,  
built in storage cupboard and fitted  
carpet.

**Bedroom 1**  
4.09m (13'4") x 2.88m (9'4")  
Double glazed window to front,  
electric radiator and fitted carpet.

**Bedroom 2**  
3.58m (11'7") x 2.54m (8'3")  
Double glazed window to rear,  
electric radiator and fitted carpet.

**Bedroom 3**  
2.76m (9') x 2.17m (7'1")  
Double glazed window to front and  
fitted carpet.

**Bathroom**  
Fitted with three-piece suite  
comprising panelled bath, wash  
hand basin and WC, part tiled  
walls, double glazed window to  
rear and tiled flooring.

**Garage**  
Connected with power and lighting  
and fitted with an up and over  
door.

**Outside**  
To the front of the property is a  
block paved driveway and access  
to the garage.

A side gate allows access to an  
enclosed rear garden comprising  
of lawn, patio and planted shrub  
borders.

EPC- TBC



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.