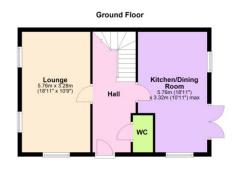
£300,000

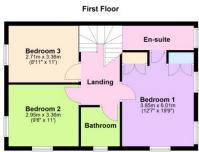
36 Lily Avenue, Wimblington, PE15 0WS



### To arrange a viewing call us now on 01354 701000

Boasting FIELD VIEWS this
LOVELY DETACHED HOME is
located in a popular village and is
OFFERED WITH NO CHAIN.
Accommodation includes
generous hallway with WC, good
size lounge with media wall,
AMPLE KITCHEN/DINER
overlooking the garden, THREE
DOUBLE BEDROOMS WITH
ENSUITE TO MASTER and family
bathroom. Outside is garden and
parking EPC B







# £300,000

# 36 Lily Avenue, Wimblington, PE15 0WS

There is a front and side lawn with two allocated parking spaces. A gated access

leads to the enclosed garden which is laid to patio and law nw ith shed, outside water



#### Ground Floor

Radiator, stairs to first floor and landing.

Fitted with WC and wash hand basin, heated

### Lounge

5.76m (18'11") x 3.28m (10'9")

Two windows to side, window to front, two radiators, media wall with shelving and electric fire inset.



5.76m (18'11") x 3.32m (10'11") max Fitted with wall and base units with integral oven, hob and hood, washing machine and dishwasher, one and half bow I sink unit with mixer tap, gas fired boiler, window to front

and side, radiator, double doors to garden.

#### First Floor & Landing



### Bedroom 1

6.01m (19'9") x 3.85m (12'7") Window to front, two windows to side, radiator, two double door wardrobes.

### En-suite

Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to side, heated towel rail.

#### Bedroom 2

3.36m (11') x 2.95m (9'8") Window to front and side, radiator.

3.36m (11') x 2.71m (8'11") Window to side, radiator.

### Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower over, wash hand basin and WC, window to front, heated towel



tow el rail.

# Freehold

Outside

Council tax band D

supply and electric.

It should be noted that there is management company in place for this development which will come into force once the development has been completed with an anticipated charge of approx. £300-£400 per annum.

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.





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