

Offers In Excess Of  
**£280,000**

10 Snowdrop Way, Wimblington, PE15 0WT



To arrange a viewing call us now on 01354 701000

Located in a POPULAR VILLAGE this semi detached home is ideal for first time buyers or investors! Accommodation comprises KITCHEN/DINER WITH INTEGRAL APPLIANCES, lounge opening out onto the garden, WC, THREE BEDROOM WITH ENSUITE TO MASTER and family bathroom. Outside there is GARAGE & PARKING plus West facing garden. EPC B



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#### Ground Floor

##### Hallway

Stairs to first floor and landing, storage cupboard, tiled flooring.

##### WC

Fitted with WC and wash hand basin, window to side, heated towel rail, tiled flooring.

##### Kitchen/Dining Room

5.43m (17'10") x 2.72m (8'11")

Fitted with wall and base units, integral oven, hob, hood, dishwasher and washing machine, one and half bowl sink unit with mixer tap, gas fired boiler, window to front, radiator, tiled flooring.

##### Lounge

4.84m (15'11") x 3.56m (11'8")

Radiator, media wall with shelving both sides, double doors opening onto the rear garden.



#### First Floor & Landing

Window to side, airing cupboard housing hot water tank.

##### Bedroom 1

4.32m (14'2") max x 3.60m (11'10")

Window to front, radiator.

##### En-suite

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



##### Bedroom 2

3.57m (11'9") x 2.82m (9'3")

Window to rear, radiator.

Bedroom 3 2.66m (8'9") x 1.93m (6'4")

Window to rear, radiator.

##### Bathroom

Fitted with a three piece suite with mixer tap shower, wash hand basin and WC, heated towel rail.



#### Outside

The front garden is laid to low maintenance slate. A roadway at the side of the property leads to the GARAGE & PARKING. A gated side access leads to the rear garden which is laid to patio and lawn with half completed decking.

#### Freehold

Council tax band B

It should be notice there is a management fee of approx. £300 per year for the upkeep of communal areas.

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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