

£340,000

1 Lily Avenue, Wimblington, PE15 0WS



To arrange a viewing call us now on 01354 701000

Located in a very popular area this family home has remaining NHBC certificate and boasts a good level of accommodation within with the ground floor comprising generous lounge/diner, KITCHEN/BREAKFAST ROOM with integral appliances, STUDY/PLAYROOM, utility room plus WC. To the first floor there are FOUR DOUBLE BEDROOMS with en-suite to master and family bathroom. Outside there is multi vehicle parking plus OVERSIZED GARAGE and fully enclosed garden. Viewing is a must to fully appreciate all that is on offer here! EPC B

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Ground Floor

Hall

Stairs to first floor and landing with under stairs cupboard, radiator.

WC

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

Lounge/Dining Room

7.60m (24'11") x 3.48m (11'5")
Window to front, two radiators, double doors opening to the rear garden.

Study/Playroom

3.19m (10'5") max x 2.89m (9'6")
Window to front, radiator.

Kitchen/Breakfast Room

5.67m (18'7") x 3.30m (10'10")
Fitted with a range of wall and base units with integral dishwasher, double oven, hob and hood, 1 ½ bowl sink unit with mixer tap, gas fired boiler, tiled flooring, window to side, two radiators, double doors opening onto the rear garden.

Utility Room

Fitted with wall and base units with integral washing machine, radiator, tiled flooring, door to rear garden.

First Floor & Landing

Radiator, airing cupboard housing hot water tank.

Bedroom 1

4.29m (14'1") x 3.31m (10'10")
Window to rear, radiator, double door wardrobe.

En-suite Shower Room

Fitted with oversized shower unit, WC and wash hand basin, window to rear, heated towel rail.

Bedroom 2

4.01m (13'2") max x 3.56m (11'8")
Window to rear, radiator.

Bedroom 3

3.56m (11'8") x 3.52m (11'7")
Window to front, radiator.

Bedroom 4

3.46m (11'4") x 3.30m (10'10") max
Window to front, radiator.

Family Bathroom

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

Outside

The driveway at one side provides parking for multiple vehicles and has an outside water supply and leads to the OVERSIZED GARAGE measuring 7.23m x 3.26m and is fitted with light and power. At one end of the garage there are fitted cupboards and workbench with storage in the loft area. A gated side access leads to the rear garden which is laid to patio and lawn with garden shed.

It should be noted that there is a management company for the whole site with an estimated annual charge of approx. £300 per annum to look after the communal areas.

Freehold

Council tax band D

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

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