

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**35, DODDINGTON ROAD,
WIMBLINGTON, PE15 0RD.**

THE PROPERTY

THREE BEDROOMED SEMI-DETACHED HOUSE WITH GREAT CHARACTER, SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, PUBLIC HOUSE AND PETROL STATION * 23FT LOUNGE/DINER * USEFUL WORKSHOP * GARAGE * AMPLE PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GREAT POTENTIAL* NO UPWARD CHAIN! * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE *Reduced to*

£245,000

~~O.I.E.O. £250,000.~~

FREEHOLD

EPC BAND E

COUNCIL TAX

BAND B.

FENLAND DISTRICT COUNCIL

REF. NO. M4812

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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35, DODDINGTON ROAD, WIMBLINGTON

HOW TO GET THERE

From our March office proceed along Broad Street, High Street, The Causeway, The Avenue and into Wimblington Road. At the roundabout take the second exit signed Wimblington. Continue on this road through the village and you will see Sisco Service Station on the right hand side. The property is situated just after Sisco's on the left hand side.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE CANOPY

ENTRANCE HALL

With stairway off.

LOUNGE/DINER

23'(max) x 13'(max) With feature fire surround, feature archway, built-in dresser unit.

KITCHEN

15'2"(max) x 7'(max) With range of wall cupboards, preparation surfaces, with drawers and cupboards under, Ideal Logic gas fired wall mounted central heating boiler, inset stainless steel single drainer sink unit with mixer tap with drawers and cupboards under, space/plumbing for automatic washing machine.

GROUND FLOOR BATHROOM/W.C. With low level w.c., pedestal washbasin, panelled bath with mixer tap.

REAR LOBBY

FIRST FLOOR

LANDING

With built-in airing cupboard housing hot water cylinder.

BEDROOM NO. 1

11'(max) x 10'11(max)

BEDROOM NO. 2

13'(max) x 8'9"(max)

BEDROOM NO. 3

11'(max) x 7'9"(max)

OUTSIDE

TIMBER STORE SHED. SECURITY LIGHT. OUTSIDE LIGHT.

WORKSHOP 15'6"(max) x 6'6"(max)

DETACHED GARAGE

14'6"(max) x 8'9"(max) With timber double doors.

GARDENS

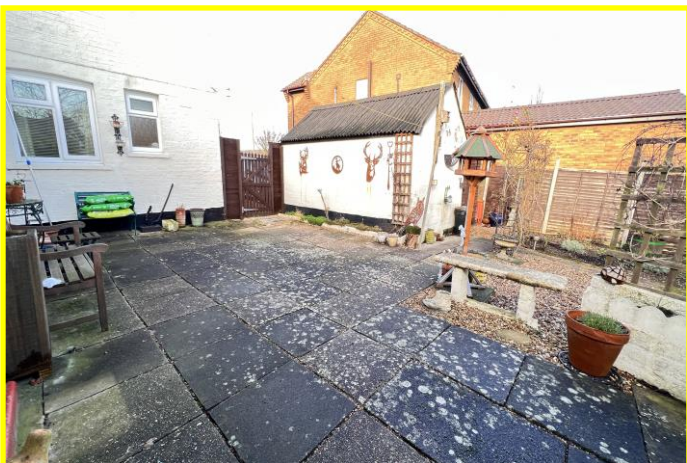
Gardens to front, down to an extensive shingle multi-vehicle off road parking space/driveway/turn round with beds, shrubs. Timber gate to side opens onto the enclosed rear garden which is down to a paved patio area, shingle area, seasonal vegetable plot, borders etc.



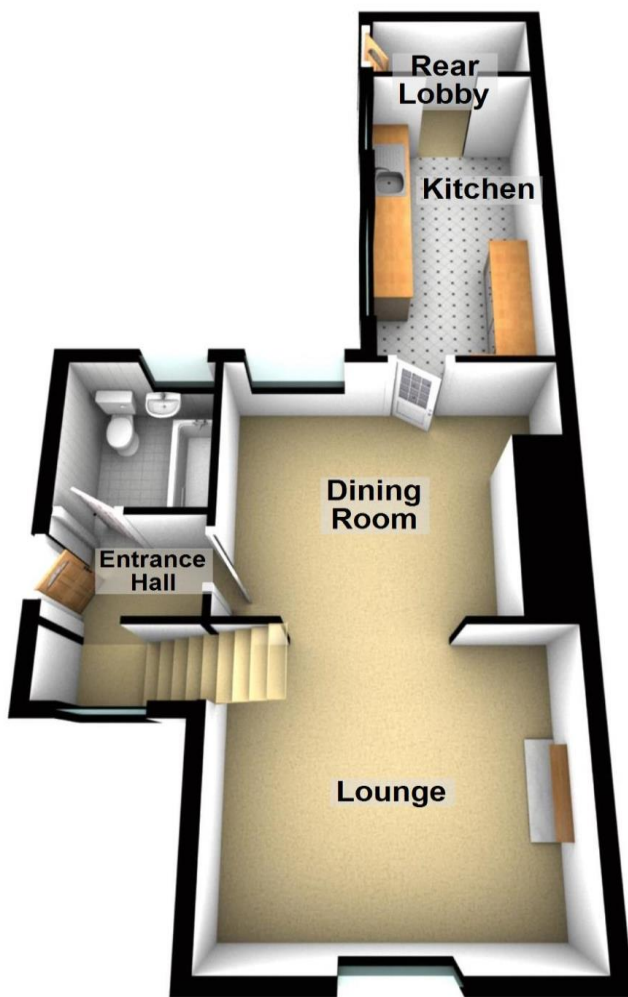
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Ground Floor



First Floor

