

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

**01354 652785**

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march@robert-hale-homes.co.uk

Website:  
www.robert-hale-homes.co.uk

**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~~ **£240,000**

**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.



**REF. NO. M4812**

**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**

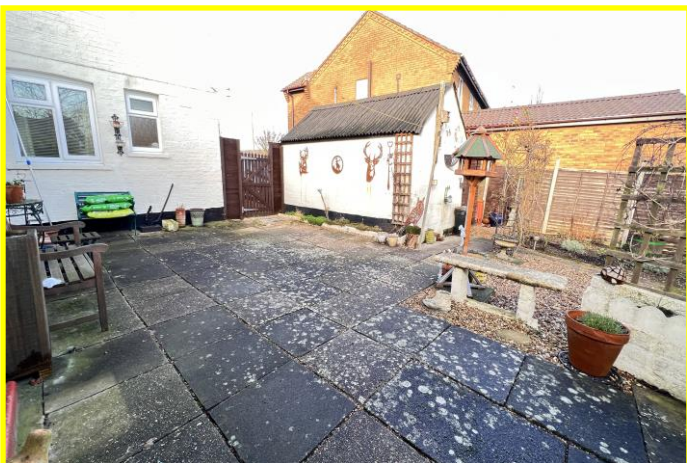
Gardens to front, down to an extensive shingle multi-vehicle off road parking space/driveway/turn round with beds, shrubs. Timber gate to side opens onto the enclosed rear garden which is down to a paved patio area, shingle area, seasonal vegetable plot, borders etc.



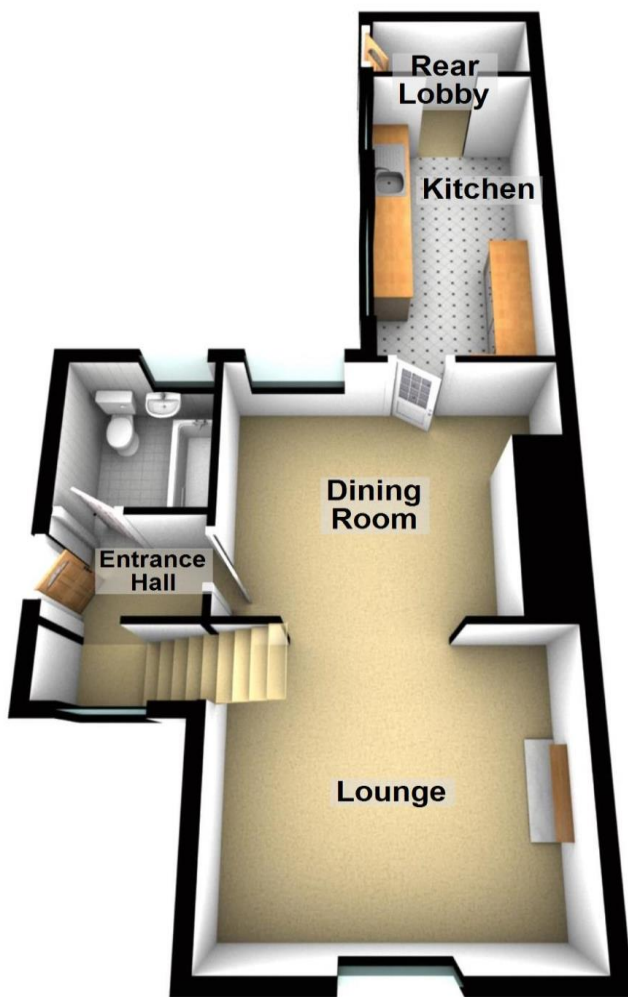
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35 DODDINGTON ROAD, WIMBLINGTON





**Ground Floor**



**First Floor**

