



**Plot 216 Willow Gardens, King Street, Wimblington PE15 0QF**

INT FF = Integrated Fridge  
Freezer space  
WM = Washing Machine space  
DW = Dishwasher space  
AC = Airing Cupboard  
C = Cupboard  
B = Boiler within kitchen  
wall cupboard



**WAVENEY**  
three bedroom bungalow with single garage

Lounge	4.540m (14'11") x 3.250m (10'8")
Kitchen	3.910m* (12'10") x 3.388m (11'1")
En Suite	1.290m* (4'3") x 2.355m* (7'8")
Bedroom 1	4.210m* (13'10") x 4.160m* (13'8")
Bedroom 2	3.150m (10'4") x 2.990m (9'10")
Bedroom 3	3.153m (10'4") x 3.250m (10'8")
Bathroom	2.260m* (7'5") x 1.835m (6'0")

\* Max dimension (includes depth of wardrobes in master bedroom).

This layout is indicative only - no dimensions should be scaled from this plan

**welcome to**  
**Willow Gardens King Street, Wimblington**

- BRAND NEW Detached Bungalow
- Three Bedrooms
- En Suite to Master Bedroom
- Village Location
- Garage

Tenure: Freehold  
EPC Rating: Exempt

**£350,000**

**Lounge**  
14' 11" x 10' 8" ( 4.55m x 3.25m )  
**Kitchen**  
12' 10" x 11' 1" ( 3.91m x 3.38m )  
**Bedroom One**  
13' 10" x 13' 8" ( 4.22m x 4.17m )  
**En Suite**  
7' 8" x 4' 3" ( 2.34m x 1.30m )

**Bedroom Two**  
10' 8" x 10' 4" ( 3.25m x 3.15m )  
**Bedroom Three**  
10' 4" x 9' 10" ( 3.15m x 3.00m )

**Please Note:** Some photos used are of similar properties currently sold by Reason Homes.

**view this property online** [williamhbrown.co.uk/Property/MCH113346](http://williamhbrown.co.uk/Property/MCH113346)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
MCH113346 - 0002

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