









## welcome to

# **Norfolk Street, Wimblington**

\*\* NO ONWARD CHAIN \*\* Calling All First Time Buyers/ Investors! Extended Two Bedroom Mid Terrace house - Call now to avoid missing out!

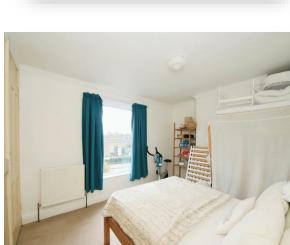












#### **Entrance Door**

to

#### Hall

Stairs leading off. Laminate flooring.

### Lounge

11' 11" x 11' 1" ( 3.63m x 3.38m )

Window to front. Understairs storage cupboard. Radiator. Open fire with wood mantel. Laminate flooring. Open to

### **Dining Room**

15' 9" x 7' 7" ( 4.80m x 2.31m ) Radiator. Laminate flooring.

### Kitchen / Breakfast Room

18' 11" x 8' 6" ( 5.77m x 2.59m )

Window to rear. Tiled floor. Range of wall units and base cupboards with worktops and tiled splashbacks. Chest height electric oven, electric hob and extractor above. Single drainer sink with mixer taps. Space for free standing dishwasher and fridge/freezer.

## **Utility Room**

11' 1" x 4' 1" ( 3.38m x 1.24m )

Window to rear. Wall mounted boiler. Tiled flooring. Single drainer sink with mixer taps. Space for under counter appliances. Larder/pantry cupboard. Door to

#### W.C

Tiled floor. Extractor fan. Radiator. Low level wc. Vanity wash hand basin with storage under.

## **Stairs To First Floor Landing**

#### **Bedroom One**

18' 4" x 9' 11" ( 5.59m x 3.02m )

Window to rear. Two radiators. Access to loft room.

#### **Bedroom Two**

12' 11" max  $\times$  10' 10" max ( 3.94m max  $\times$  3.30m max ) Window to front. Two storage cupboards over the stairs. Radiator.

#### **Bathroom**

Tiled floor. Shaver point and light. Tiled walls. Panelled bath. Pedestal wash hand basin. Double shower cubicle with mixer taps and aqua panelling. Low level wc. Radiator. Extractor fan.

#### **Loft Room**

 $14' \ 2" \ x \ 10' \ 11" \ (4.32m \ x \ 3.33m)$  with ladder. Storage cupboards. Two skylights. Power and lighting. TV point.

#### Outside

Front garden is enclosed with gate and path to entrance door.

Rear garden is generously sized and has pedestrian access. Outside tap. Mostly laid to grass with paths, mature shrubs and timber shed.





## welcome to

## **Norfolk Street, Wimblington**

- Two Bedroom Extended Mid Terrace House
- Kitchen / Breakfast Room
- Village Location
- Extensive Rear Garden
- · Family Bathroom plus Ground Floor W. C
- Lounge / Diner
- NO ONWARD CHAIN
- Council Tax Band: A

Tenure: Freehold EPC Rating: E

offers in excess of

£190,000





**Ground Floor** 

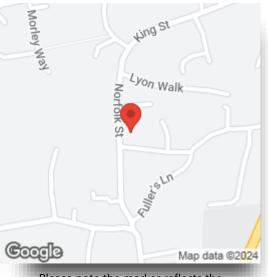
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No ideality is taken for any error, omission or misstatement. A party with a property of the property o









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MCH113380



Property Ref: MCH113380 - 0002 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.





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