









# welcome to

# **Snowdrop Way, Wimblington**

\*\* NO ONWARD CHAIN \*\* Semi Detached House - Three Bedrooms - En Suite to Bedroom One Kitchen / Breakfast Room - Enclosed Rear Gardens - Garage \*\* Village Location \*\*













#### **Entrance Door**

to

#### Hall

Tiled floor. Stairs leading off. Storage under stairs. Radiator.

#### W.C.

Window to side. Tiled floor. Heated towel rail. Low level wc. Vanity wash hand basin. Extractor fan.

#### Lounge

14' 10" x 14' 8" ( 4.52m x 4.47m ) French doors to garden. Radiator. TV point.

### **Kitchen / Breakfast Room**

17' 10" x 8' 11" ( 5.44m x 2.72m )

Window to front. Single drainer sink with mixer taps, 1 1/4 bowl. Tiled floor. Integrated dishwasher. Integrated washing machine. Gas central heating boiler. Electric double oven, gas hob and cooker hood above. Wall units with matching work surfaces and storage cupboards under.

### **Stairs To First Floor Landing**

Window to side. Loft access.

#### **Bedroom One**

14' 3" x 11' 8" ( 4.34m x 3.56m ) Window to front. TV point. Radiator.

#### **En Suite**

Window to front. Low level wc. Pedestal wash hand basin. Shower cubicle. Tiled floor. Heated towel rail.

#### **Bedroom Two**

11' 9" x 9' (3.58m x 2.74m) Window to rear, Radiator.

#### **Bedroom Three**

8' 10" x 6' 4" ( 2.69m x 1.93m ) Window to rear. Radiator.

#### Bathroom

Panelled bath. Pedestal wash hand basin. Low level wc. Heated towel rail. Tiled floor. Part tiled walls. Shaver point.

#### Outside

Front gardens are open plan with path to front entrance. There is a shared drive to the side leading to the garage and off road parking.

Garage has up and over door. Electric and lighting laid on.





### welcome to

# **Snowdrop Way, Wimblington**

- Semi Detached House
- Three Bedrooms
- En Suite to Bedroom One
- Fitted Kitchen
- Garage

Tenure: Freehold EPC Rating: B

£270,000





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error ins-statement. All parties must rely on their own inspections.

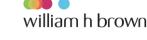


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MCH113592



Property Ref: MCH113592 - 0003 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.





01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.