



**Lily Avenue, Wimblington PE15 0WS**

**welcome to**

**Lily Avenue, Wimblington**

**\*\* NO ONWARD CHAIN \*\*** Modern Mid Terraced House - Three Bedrooms - En Suite to Bedroom One

Fully Fitted Kitchen - Enclosed Rear Garden - Off Road Parking - Village Location \* Viewing Recommended \*



**Entrance Door**

to

**Hall**

Door to front. Radiator. Storage cupboard under the stairs.

**Ground Floor Cloakroom**

Low level wc. Pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

**Lounge**

15' 9" x 11' 7" ( 4.80m x 3.53m )

French doors to garden. Two radiators. Laminate floor. TV point.

**Kitchen / Dining Room**

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

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

**Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank.

**Bedroom One**

14' 3" max x 11' 9" ( 4.34m max x 3.58m )

Window to front. Radiator. TV point.

**En Suite**

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

**Bedroom Two**

11' 9" x 9' 2" ( 3.58m x 2.79m )

Window to rear. Radiator.

**Bedroom Three**

8' 9" plus recess x 6' 4" ( 2.67m plus recess x 1.93m )

Window to rear. Radiator.

**Bathroom**

Panelled bath. Pedestal wash hand basin. Low level wc. Shaver point with light. Heated towel rail. Extractor fan.

**Outside**

Front garden is open plan with off road parking for two vehicles.

Rear garden is enclosed with patio area and laid to grass. Timber store. Gated access to side.



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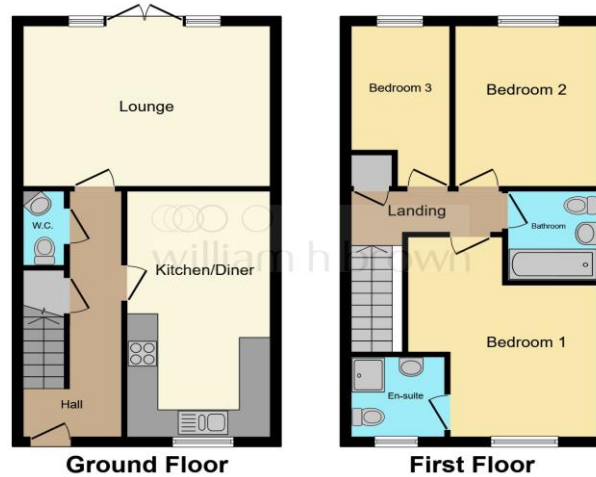
## welcome to Lily Avenue, Wimblington

- Mid Terraced House
- Three Bedrooms
- En Suite to Bedroom One
- Fully Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B

offers in excess of

**£240,000**



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 details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
MCH113858 - 0003

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