



Old Bakery Close, Wimblington PE15 0NA

welcome to

Old Bakery Close, Wimblington

**** NO ONWARD CHAIN **** Three Storey Semi Detached House - Three Bedrooms - En Suite - Ground Floor W.C

Enclosed Rear Garden - Off Road Parking - Village Location **** Viewing Recommended ****



Entrance Door

to

Hall

Stairs leading off. Radiator. Telephone point.

Lounge

13' 8" x 10' 10" (4.17m x 3.30m)

Window to front. Radiator.

Kitchen

14' 1" x 8' 10" (4.29m x 2.69m)

Window to rear. Tiled floor. Range of wall and base units with tiled splashbacks. Patio doors to rear.

Electric oven and gas hob and cooker hood above.

Under counter appliances. Single drainer sink with mixer taps.

W.C.

Wash hand basin with tiled splashbacks. Low level wc. Radiator.

Stairs To First Floor Landing

Window to front. Radiator.

Bedroom One

18' 1" x 10' 6" (5.51m x 3.20m)

Windows to front. Window to rear. TV point.

Laminate flooring. Loft access. Radiator.

En Suite

Low level wc. Tiled flooring. Tiled walls. Extractor fan. Pedestal wash hand basin. Heated towel rail. Shower cubicle.

Bedroom Two

12' 5" x 7' 7" (3.78m x 2.31m)

Window to front. Radiator.

Bedroom Three

10' 2" x 7' 7" (3.10m x 2.31m)

Window to rear. Radiator.

Bathroom

Window to rear. Low level wc. Tiled walls. Heated towel rail. Tiled flooring. Pedestal wash hand basin. Panelled bath with mixer taps.

Outside

Drive to side with off road parking.

Rear garden is mainly laid to grass. Outside tap. Outside lights. Side access. Gravel / slabbed seating area. Shed.



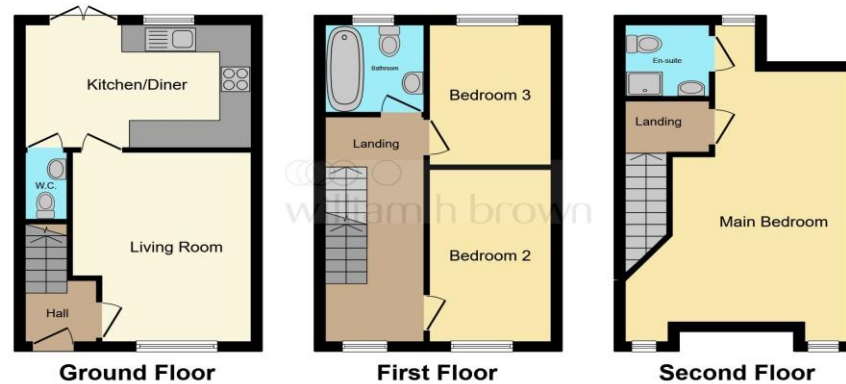
view this property online williamhbrown.co.uk/Property/MCH113997



welcome to Old Bakery Close, Wimblington

- Village Location
- Three Storey House
- Three Bedrooms
- En Suite to Bedroom One
- Ground Floor W.C
- Enclosed Rear Garden
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: C
Council Tax Band: C



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

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH113997



Property Ref:
MCH113997 - 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.

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.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk