









# welcome to

# **Morton Way, Wimblington**

Semi Detached Bungalow -Two DOUBLE Bedroom - Bedroom Three / Study - Recently Re-fitted Kitchen & Bathroom Popular Village Location - Enclosed Rear Garden - Garage & Off Road Parking \*\* Viewing Recommended \*\*













#### **Entrance Door**

to

### Lobby

Door to

### **Entrance Hall**

Radiator. Storage cupboard. Airing cupboard.

### Lounge

13' 10" x 11' (4.22m x 3.35m) Box window to front. Telephone point. Radiator.

#### Kitchen

12' 8" x 9' 6" ( 3.86m x 2.90m )

Window to rear. Door to side. Range of wall and base units. Single drainer sink with mixer taps Vinyl flooring. Radiator. Tiled splashbacks. Chest high oven and grill. Gas hob. Wall mounted enclosed boiler. Under counter appliances.

### **Bedroom One**

12' 1" x 9' 10" ( 3.68m x 3.00m ) Window to front. Radiator.

### **Bedroom Two**

12' 7" x 10' (3.84m x 3.05m)

Window to rear. Radiator. Fitted storage cupboard/wardrobe with double doors..

### **Bedroom Three / Study**

9' 7" x 6' 5" ( 2.92m x 1.96m ) Open to Conservatory.

### Conservatory

13' 5" x 7' 1" ( 4.09m x 2.16m ) UPVC construction. Door to rear.

#### **Bathroom**

Window to side. Vinyl flooring. Low level wc. Vanity wash basin combi unit. Part tiled walls. Radiator. Shower cubicle with electric shower.

#### Outside

Front garden is gravelled for low maintenance and drive to garage.

Rear garden is enclosed. Raised beds, stone and barked areas for low maintenance. Shed. Greenhouse. Outside tap. Patio seating areas. Gated access to front.

### Garage

Up and over door. Personal door to side. Power and lighting.





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# **Morton Way, Wimblington**

- Village Location
- Semi Detached Bungalow
- Recently Re-Fitted Kitchen & Bathroom
- 2 /3 Bedrooms
- · Garage and Off Road Parking
- Enclosed Rear Garden
- Conservatory
- Viewing Recommended

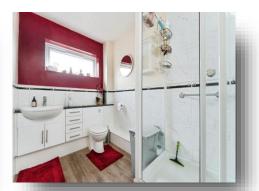
Tenure: Freehold EPC Rating: Awaited Council Tax Band: C





his 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. Natals 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 part









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH114004 - 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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