T Payne & Co
SALES & LETTINGS

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73 Lily Avenue, Wimblington, March, Cambridgeshire, PE15 0WS

Nicely Located in The Popular Village Of Wimblington - End Terraced House - 3 Bedrooms - Kitchen/Diner & Lounge - En-Suite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Two Allocated Parking Spaces - Call To View (01354) 696700

£260,000







Ground Floor

Entrance Hall
Built in storage cupboard, single radiator, laminate flooring and stairs leading to the first floor.

Kitchen/Diner
5.42m (17'7") x 2.73m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front, single radiator and tiled flooring.

Lounge
4.79m (15'7") x 3.53m (11'5")
Two single radiators, laminate flooring and double doors leading to the garden.

WC
Fitted with two-piece suite comprising, wash hand basin and WC, tiled splashbacks, heated towel rail, tiled flooring and double-glazed window to side.

First Floor

Landing
Double glazed window to side built in storage cupboard and fitted carpet.

Bedroom 1
4.32m (14'2") x 3.56m (11'6") Max
Double glazed window to front, radiator and fitted carpet.

En-suite
Fitted with three-piece suite with comprising, wash hand basin, shower cubicle and WC, tiled splashbacks, double glazed window to front, heated towel rail and tiled flooring.

Bedroom 2
3.59m (11'7") x 2.80m (9'1")
Double glazed window to rear, single radiator and fitted carpet.

Bedroom 3
3.59m (11'7") max x 1.93m (6'3")
Double glazed window to rear, single radiator and fitted carpet.

Bathroom
Fitted with three-piece suite with comprising, panelled bath with shower over, wash hand basin and WC, tiled splashbacks, heated towel rail and tiled flooring.

Outside
With a path leading to the front door, there is also a gate to the rear allowing access to an enclosed rear garden comprising of lawn and patio and a timber built shed.

The property also benefits from two allocated parking spaces to the rear.

EPC Rating - B



Call to arrange a viewing 01354 696700

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

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