



## Woodysfield, Wimblington, March, PE15 0PW

Popular Village Location - Semi Detached House - 2 Bedrooms - Kitchen, Lounge/Diner & Conservatory - First Floor Bathroom - Enclosed Rear Garden - Driveway Parking - Call To View ((01354) 696700

**£195,000**



**Ground Floor**

**Hall**

Double glazed entrance door, stairs to first floor with under-stairs storage recess, wall mounted electric heater, laminate flooring and doors to:

**Kitchen**

2.35m (7'9") x 2.14m (7')  
Double glazed window to front, fitted with a matching range of base and eye level units, worktop, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, pull out extractor hood over, arched recesses with storage shelf.

**Lounge/Dining Room**

4.33m (14'2") x 3.93m (12'11")  
Double glazed window to side, built-in storage cupboard, wall mounted electric heater, laminate flooring and double-glazed sliding door to:

**Conservatory**

3.40m (11'2") x 1.90m (6'3")  
Double glazed windows to side to rear, obscure double-glazed windows to side, power and light connected and double glazed double doors to garden.

**First Floor**

**Landing**

Double glazed window to side, stairs to ground floor, built-in airing cupboard and doors to:

**Bedroom 1**

3.53m (11'7") x 2.98m (9'9")  
Double glazed windows to front.

**Bedroom 2**

3.17m (10'5") x 2.13m (7')  
Double glazed window to rear.

**Bathroom**

Obscure double glazed window to rear, fitted with panelled bath with mixer tap, pedestal wash hand basin with mixer tap and close coupled WC, part tiled walls, heated towel rail and wall mounted fan heater.

**Outside**

The front of the property is laid to gravel with driveway for 2 vehicles to the side and gate to the rear garden. The rear garden is fully enclosed, mainly laid to lawn, patio area, shed and covered storage area.

EPC - TBC



**Call to arrange a viewing 01354 696700 T Payne & Co**  
SALES & LETTINGS

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.