

Guide price of

**£230,000 – £240,000**

Morton Way, Wimblington, March, Cambridgeshire  
PE15 0PQ



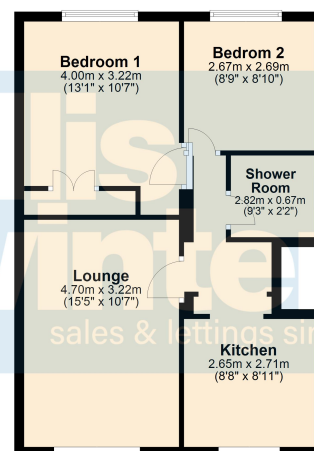
**To arrange a viewing call us now on 01354 694900**

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Ellis Winters are delighted to offer to the market this two-bedroom semi-detached BUNGALOW, ideally located in the SOUGHT-AFTER village of Wimblington. The accommodation comprises an entrance hall, a comfortable lounge, a fitted kitchen, two bedrooms, and a modern shower room. Externally, the property benefits from off-road parking and a single GARAGE, providing both convenience and practicality. Early viewing is highly recommended - contact us today to arrange your appointment.

**Ground Floor**

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 50.8 sq. metres (546.6 sq. feet)

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#### Entrance Hall

Built in storage cupboard and radiator.

#### Lounge

4.70m (15'5") x 3.22m (10'7")

Double glazed window to front and radiator.

#### Kitchen

2.71m (8'11") x 2.65m (8'8")

Double glazed window to front, fitted with a matching range of base and eye level units with raised worktop space over, china belfast sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in double electric cooker, built-in hob.



#### Bedroom 1

4.00m (13'1") x 3.22m (10'7")

Double glazed window to rear, built in double wardrobes and radiator.



#### Bedroom 2

2.69m (8'10") x 2.67m (8'9")

Double glazed window to rear and radiator.

#### Shower Room

2.82m (9'3") x 0.67m (2'2")

Fitted with three piece suite comprising of walk in shower cubicle, wash hand basin, low-level WC, tiled splashback, double glazed obscured window to side.



#### OUTSIDE

To the front of the property there is a blocked paved driveway leading to a single garage and gate to the rear garden.

#### Single Garage

Electric door, side access with light and power laid on.

The rear garden has a paved patio and walkway, with pebble stoned rear garden, enclosed by fencing.



#### SERVICES

Mains electricity, gas, water and drainage.  
Gas fired central heating.

#### Freehold

Energy rating D

Fenland District Council tax band B

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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