

£250,000

Old Bakery Close, Wimblington,  
March, Cambridgeshire PE15 0NA



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

Offered for sale with NO FORWARD CHAIN this four-bedroom town house provides spacious and versatile living at an affordable price. The accommodation includes a welcoming living room, a kitchen/diner, and potential space for a cloakroom. On the first floor, you'll find two generously sized bedrooms and a family bathroom. The second floor hosts the two largest bedrooms, with an ensuite bathroom to bedroom 1.

Outside, there is off-road PARKING to the front and a low-maintenance garden to the rear, making this home ideal for modern living.

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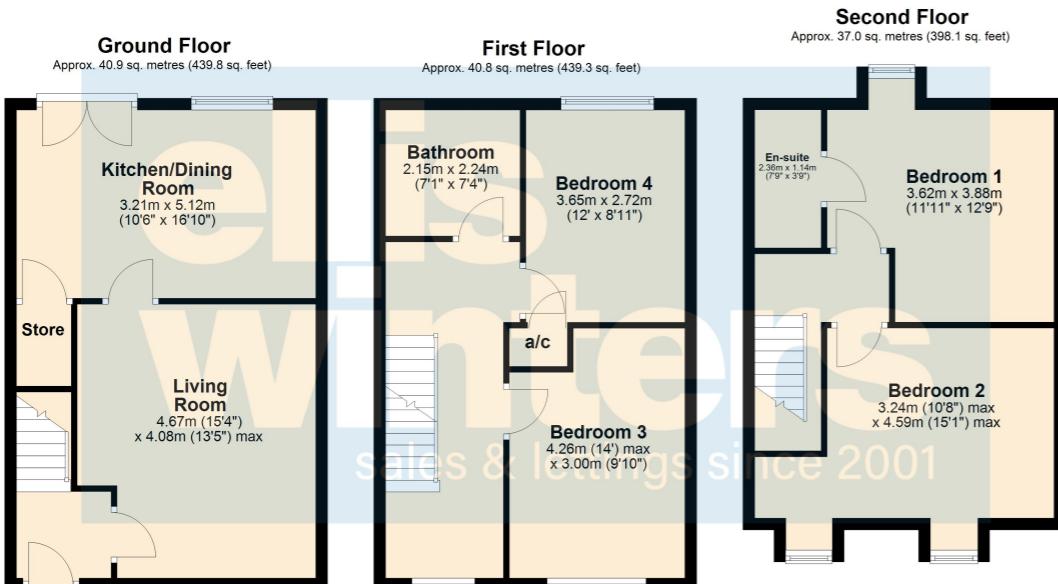
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Total area: approx. 118.6 sq. metres (1277.1 sq. feet)

#### GROUND FLOOR

Living Room  
4.67m (15'4") x 4.08m (13'5") max.  
Window to front.

Kitchen/Dining Room  
5.12m (16'10") x 3.21m (10'6")  
Fitted with a matching range of wall and base units housing eye level double oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, butler style sink, window to rear and double doors out to garden.

Store  
Used for storage by the seller but a low level wc is in situ.

#### FIRST FLOOR

Bedroom 3  
4.26m (14') max. x 3.00m (9'10")  
Window to front.

Bedroom 4  
3.65m (12') x 2.72m (8'11")  
Window to rear.

Bathroom  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.

#### SECOND FLOOR

Bedroom 1  
3.88m (12'9") x 3.62m (11'11")  
Window to rear.

En-suite  
2.36m (7'9") x 1.14m (3'9")  
Fitted with a 1½ width shower, low level wc and hand wash basin.

Bedroom 2  
4.59m (15'1") max. x 3.24m (10'8") max.  
Two windows to front.

#### OUTSIDE

The front garden is open plan and block paved to provide off road parking. To the rear, the garden is also paved for ease of maintenance and has storage shed.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold  
Fenland District Council tax band C  
Energy rating C

#### 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.