

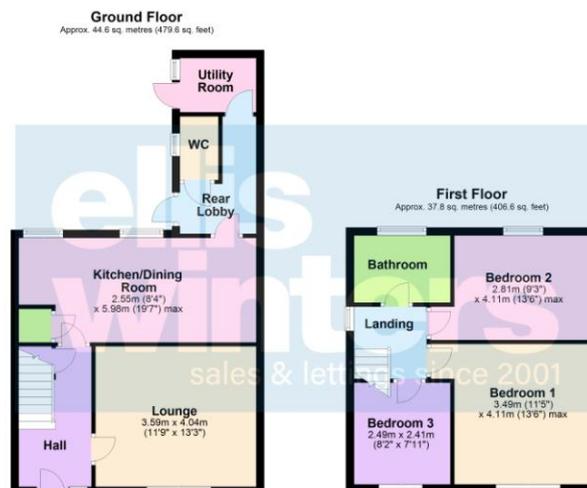
£250,000

35 Eaton Estate, Wimblington, PE15 0QE



To arrange a viewing call us now on 01354 701000

Located in a popular area and sitting on a generous plot this semi detached home has much to offer including well proportioned lounge, good size kitchen/diner, utility room and ground floor cloakroom whilst to the first floor there are three generous bedrooms and family bathroom. Outside there is a fabulous and generous east facing garden. EPC E



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Ground Floor



Hall
Stairs to first floor with cupboard under, radiator.

Lounge
4.04m (13'3") x 3.59m (11'9")
Window to front, radiator.



Kitchen/Dining Room
5.98m (19'7") max x 2.55m (8'4")
Fitted with wall and base units with electric cooker point, space for dishwasher, sink unit with mixer tap, large cupboard housing gas fired boiler, two windows to rear, radiator, door to:

Rear Lobby
Door to garden.

WC
Fitted with vanity wash hand basin and WC, window to side.



Utility Room
Fitted with base unit, space for washing and tumble drier, window to side, door to garden, radiator.

First Floor & Landing
Window to side, access to loft with lighting and some boarding.



Bedroom 1
4.11m (13'6") max x 3.49m (11'5")
Window to front, radiator.

Bedroom 2
4.11m (13'6") max x 2.81m (9'3")
Window to rear, radiator.

Bedroom 3
2.49m (8'2") x 2.41m (7'11")
Window to front, radiator.

Bathroom
Fully tiled and fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, window to rear, heated towel rail.

Outside
The east facing rear garden is a generous size and laid to patio and lawn with outside water supply. At one side a shared driveway leads to the rear parking area.

Freehold
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 £40 plus VAT per transaction (£48 inc VAT), 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.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk