

£995 pcm

Addison Road, Wimblington, March,
Cambridgeshire PE15 0QT



To arrange a viewing call us now on 01354 694900

Deposit £1,148

A lovely three bedroom cottage situated in a prime position in the picturesque village of Wimblington. Property includes good sized kitchen/breakfast room, separate utility room and good sized lounge and is available to rent early November.

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GROUND FLOOR

Front entrance door to:

ENTRANCE HALL

Part glazed entrance door to front, radiator, stairs to first floor landing.

LOUNGE

4.23m (13'11") x 3.52m (11'7") max.
Double glazed sash window to front, radiator.

CLOAKROOM

Double glazed window to rear, fitted with two piece suite comprising wash hand basin, low-level WC, extractor fan, radiator.

KITCHEN/BREAKFAST ROOM

5.16m (16'11") x 2.91m (9'7")
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge/freezer, built-in eye level fan assisted double oven, four ring gas hob with chimney extractor hood over, double glazed window to rear, ceramic tiled floor, coving, recessed spotlights, double glazed French doors to garden, under stair storage cupboard.

UTILITY ROOM

1.53m (5') x 1.47m (4'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, radiator, ceramic tiled floor, extractor fan.

FIRST FLOOR LANDING

Coving to ceiling with recessed spotlights, cupboard housing gas combination boiler.

BEDROOM 1

3.51m (11'6") x 2.66m (8'9")
Double Double glazed sash window to front, radiator, coving, recessed spotlights, built in storage cupboard.

BEDROOM 2

2.91m (9'7") x 2.53m (8'4")
Double Double glazed window to rear, radiator, coving, recessed spotlights.

BEDROOM 3

3.52m (11'7") x 2.18m (7'2")
Double Double glazed window to rear, radiator, coving, recessed spotlights.

BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, extractor fan, shaver light, ceramic tiled floor, coving to ceiling with recessed spotlights.

OUTSIDE

There is a small garden which is paved behind a boundary wall, to the rear there is a small private patio garden.

DIRECTIONS

On entering Wimblington, from the A141, on March Road, continue towards the village centre and take the 2nd turning on the left into Addison Road and the property can be found on the left hand side.

Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Holding Deposits

A maximum of 1 week's rent.

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 tenants conduct their own due diligence before making any decisions.

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