



Norfolk Street, Wimblington PE15 0QA

welcome to

Norfolk Street, Wimblington

**** NO ONWARD CHAIN **** Calling All First Time/Investment Buyers - Semi Detached Cottage - Two Bedrooms - Popular Village of Wimblington
Convenient to All Local Amenities - Open Plan Lounge/Dining Room - Enclosed Rear Garden - Allocate Parking Space to Rear



Door To

Lounge

Window to front. Window to side. Radiator. Chimney breast. Open to

Dining Room

Radiator. Wall mounted RDC unit. Stairs leading off. Open to

Kitchen

Window and door to rear. Vinyl flooring. Wall mounted boiler. Range of wall and base units. Single drainer sink with mixer taps. Under counter oven and gas hob with cooker hood above.

Stairs To First Floor Landing

Loft access.

Bedroom One

Dual aspect windows to front and side. Radiator. TV point. Telephone point.

Bedroom Two

Window to rear. Storage cupboard. TV point. Radiator.

Bathroom

Low level wc. Pedestal wash hand basin. Extractor fan. Shaver point. Tiled walls. Vinyl flooring. Panelled bath with mixer taps and shower over.

Outside

Rear garden has gated access to rear parking area (one allocated space). Low maintenance with stoned / patio area. Raised beds.



Total floor area 58.8 m² (633 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 william
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welcome to

Norfolk Street, Wimblington

- Two Bedroom Semi Detached Cottage
- NO ONWARD CHAIN
- Convenient to Amenities
- Perfect First Time / Investment Purchase
- Allocated Off Road Parking
- Popular Village Location
- Enclosed Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

offers in the region of

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH114622 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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