

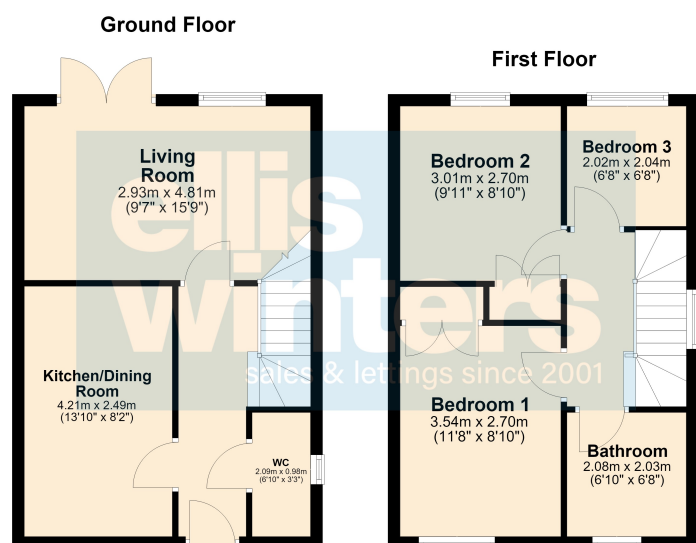
£240,000

Lily Avenue, Wimblington, Cambs PE15 0WS



To arrange a viewing call us now on 01354 694900

SIMPLY STUNNING, this beautifully presented three-bedroom semi-detached home is still covered by the remainder of its NHBC warranty and is ready to move straight into and enjoy. The well-appointed accommodation comprises a modern KITCHEN/DINER, a spacious LIVING ROOM, and a convenient CLOAKROOM to the ground floor. Upstairs, there are three comfortable bedrooms and a CONTEMPORARY FAMILY BATHROOM. Outside, the property benefits from a beautifully maintained REAR GARDEN, ideal for relaxing and entertaining, while to the front there is OFF-ROAD PARKING for approximately three vehicles. An ideal home for first-time buyers, growing families, or those looking for a stylish, low-maintenance property in a sought-after location.



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Ground Floor

Kitchen/Dining Room

4.21m (13'10") x 2.49m (8'2")

Fitted with a modern range of wall and base units housing double electric oven and four ring gas hob with extractor over, integrated dishwasher, 1 ½ sink and drainer, plumbing for washing machine and space for fridge/freezer. Window to front.



Living Room

4.81m (15'9") x 2.93m (9'7")

Window to rear, double doors out to garden

WC

2.09m (6'10") x 0.98m (3'3")

Fitted with a low level wc and hand wash basin. Window to side.

First Floor

Bedroom 1

3.54m (11'8") x 2.70m (8'10")

Window to front, fitted wardrobe



Bedroom 2

3.01m (9'11") x 2.70m (8'10")

Window to rear, fitted wardrobe

Bedroom 3

2.04m (6'8") x 2.02m (6'8")

Window to rear



Bathroom

2.08m (6'10") x 2.03m (6'8")

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

Outside

The rear garden is laid to lawn with patio area and storage shed which has electric connected. A side gate provides access to the front where there is a driveway providing off road parking for approximately three vehicles.



Services

Mains gas, electricity, water and drainage.

The property has gas fired central heating

Agents Note

Please note there are management charges in place for communal areas on the development. these amount to approximately £375 p.a. although we understand this is currently on review and it is anticipate a lesser amount will be paid.

Tenure Freehold

Council Tax B

EPC 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 £66.67 plus VAT per transaction (£80 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.

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