£315,000

2 Rose Cottage Gardens, Wimblington, PE15 0PP



To arrange a viewing call us now on 01354 701000

Located in the heart of a popular village in a private cul-de-sac this fabulous bungalow is offered with no chain and boasts a great level of accommodation within including kitchen/diner with integral appliances, utility and separate WC, lounge opening to garden room, three good size bedrooms with fitted furniture and four piece shower room. Outside there is parking, garage and south west facing garden. EPC B

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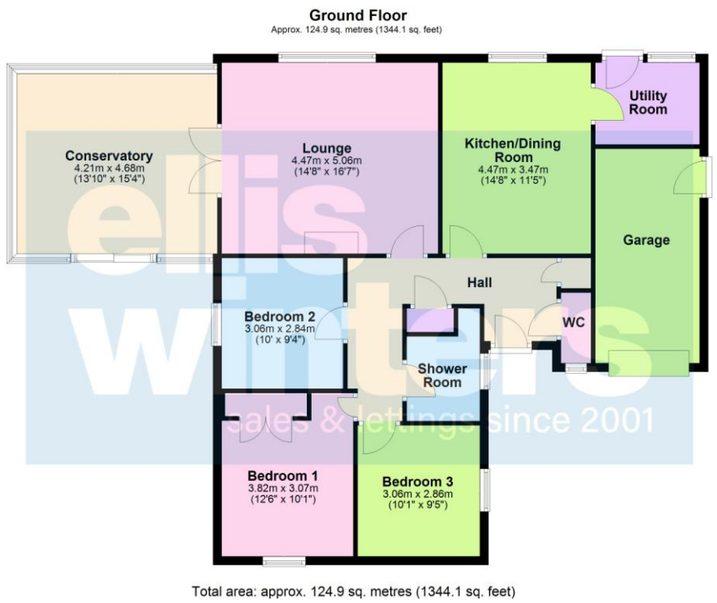
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Total area: approx. 124.9 sq. metres (1344.1 sq. feet)

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Hall
Radiator, storage cupboard, access to loft with some boarding, airing cupboard.

Lounge
5.06m (16'7") x 4.47m (14'8")
Window to rear, ornamental fireplace, radiator, double doors to:

Garden Room/Conservatory
4.68m (15'4") x 4.21m (13'10")
Brick and glazed with solid roof, radiator, patio doors to garden.

Kitchen/Dining Room
4.47m (14'8") x 3.47m (11'5")
Wall and base units with integral dishwasher, double oven, hob and hood, fridge, one and half bowl sink unit with mixer tap, window to rear, radiator, door to:

Utility Room
Wall and base units with space for washing machine and tumble drier, sink unit, gas fired boiler, window to rear, radiator, door to garden.

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

Bedroom 1
3.82m (12'6") x 3.07m (10'1")
Window to front, fitted wardrobes and drawers, radiator.

Bedroom 2
3.06m (10') x 2.84m (9'4")
Window to side, radiator, fitted wardrobes.

Bedroom 3
3.06m (10'1") x 2.86m (9'5")
Window to side, radiator, fitted wardrobes.

Shower room
Fully tiled and fitted with a four piece suite comprising shower cubicle, vanity wash hand basin, WC and bidet, window to side, heated towel rail.

Outside
A driveway provides off road parking and leads to the garage with up and over door. The main south west facing garden is laid to patio and lawn with flower and shrub borders. Further round the garden is laid to patio with shed, aviary, shed and outside water supply.

Freehold
Council tax band D

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
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