Offers In Excess Of

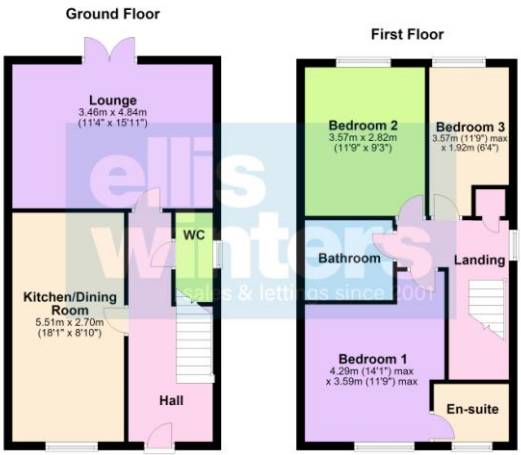
# £250,000

59 Lily Avenue, Wimblington, PE15 0WS



## To arrange a viewing call us now on 01354 701000

**Located in a very popular village and boasting remaining NHBC certificate this fabulous home is ideal for a first time buyer and benefits from a good size kitchen/diner with integral oven, hob, dishwasher and washing machine, lounge with double doors to the garden, ground floor cloakroom, three bedrooms with ensuite to master and family bathroom. Outside there is parking for two and a pretty rear garden. EPC B**




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Ground Floor

Hall
Radiator, stairs to first floor and landing, storage cupboard.

WC
Fitted with a two piece suite comprising wash hand basin and WC, window to side, heated towel rail.

Kitchen/Dining Room
5.51m (18'1") x 2.70m (8'10")
Fitted with wall and base units with integral oven, hob, hood, dishwasher and washing machine, one and half bowl sink unit with mixer tap, gas fired boiler, window to front, radiator.

Lounge
4.84m (15'11") x 3.46m (11'4")
Radiator, double doors to garden.

First Floor & Landing
Window to side, airing cupboard.

Bedroom 1
4.29m (14'1") max x 3.59m (11'9") max
Window to front, radiator.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to front, heated towel rail.

Bedroom 2
3.57m (11'9") x 2.82m (9'3")
Window to rear, radiator.

Bedroom 3
3.57m (11'9") max x 1.92m (6'4")
Window to rear, radiator.

Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, heated towel rail.

Outside
To the front of the property there is parking for two vehicles, whilst at the rear the garden has been landscaped with patio and lawn with flower borders and shed.

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 £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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Please contact us using the details above to discuss your requirements.

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