

£265,000

1a Norfolk Street, Wimblington, PE15 0QA



To arrange a viewing call us now on 01354 701000

Located in the heart of a popular village this beautifully presented home boasts well proportioned accommodation within, comprising lounge with media wall, recently refitted kitchen/diner with integral appliances and double doors to the garden, ground floor cloakroom, three double bedrooms and first floor bathroom. Outside there is a generous driveway to one side and a West facing rear garden. EPC C



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Bathroom
Fully tiled and fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, heated towel rail.

Second Floor & Landing
Window to front, radiator.

Bedroom 1
4.15m (13'7") x 3.39m (11'1")
Box bay window to front and rear, radiator.

Outside
A driveway at the side of the home provides ample off road parking for multiple vehicles plus storage shed. The West facing rear garden is laid to patio and lawn with further garden 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 £40 plus VAT per transaction (£48 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.



Ground Floor

Hall
Radiator, stairs to first floor and landing.

Lounge
4.28m (14'1") x 4.01m (13'2")
Window to front, radiator, media wall with electric fire inset.

Kitchen/Dining Room
5.01m (16'5") x 3.01m (9'11")
Refitted with wall and base units with breakfast bar, integral oven, hob and hood, dishwasher and bin drawer, sink unit with mixer tap, housing for double fridge/freezer, double cupboard with gas fired boiler, window to rear, radiator, double doors to rear garden.

WC
Fitted with a two piece suite comprising wash hand basin and WC, radiator.

First Floor & Landing
Window to front, cupboard housing plumbing for washing machine and space for tumble drier, radiator, stairs to second floor.

Bedroom 2
3.79m (12'5") x 2.97m (9'9")
Window to front, radiator.

Bedroom 3
3.50m (11'6") x 2.97m (9'9")
Window to rear, radiator.



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