

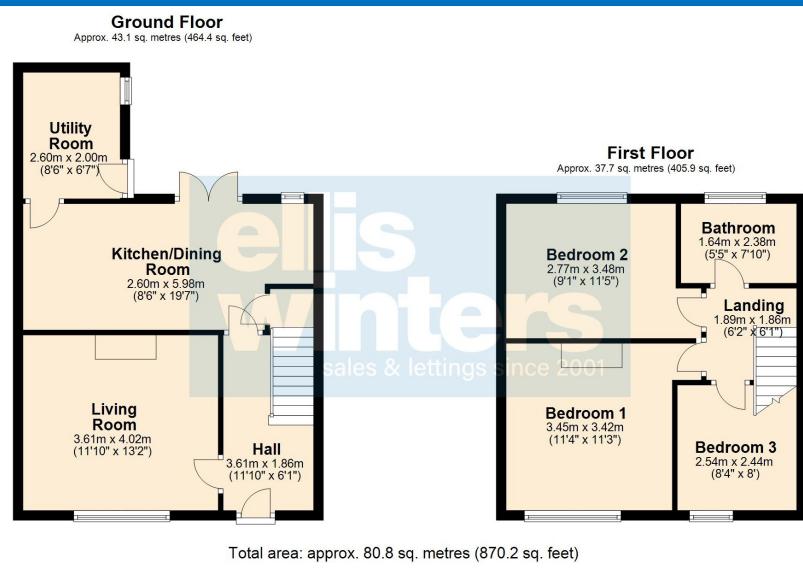
# £240,000

Eaton Estate, Wimblington, Cambridgeshire PE15 0QE



To arrange a viewing call us now on 01354 694900

Presenting this THREE-BEDROOM SEMI-DETACHED house, offered for sale with \*NO FORWARD CHAIN\*, making it an ideal opportunity for a swift and straightforward purchase. Nestled on an extensive plot, this property boasts ample OFF-ROAD PARKING with the potential to expand further should you desire. Inside, the well-proportioned accommodation comprises a welcoming KITCHEN/DINER, perfect for family meals and entertaining, a convenient UTILITY room, a comfortable living room, three well-sized bedrooms, and a family bathroom. This home offers a fantastic canvas to create your ideal living space. Don't miss out on the chance to make this property your own!



# £240,000

Eaton Estate, Wimblington, Cambridgeshire PE15 0QE



## Ground Floor

Living Room  
4.02m (13'2") x 3.61m (11'10")  
Window to front

Kitchen/Dining Room  
5.98m (19'7") x 2.60m (8'6")  
Fitted with a matching range of base and eye level units complete with freestanding electric cooker with extractor hood over, window to rear and double doors out to garden

Utility Room  
2.60m (8'6") x 2.00m (6'7")  
Plumbing for washing machine, window to side, door out to garden

## First Floor

Bedroom 1  
3.45m (11'4") x 3.42m (11'3")  
Window to front

Bedroom 2  
3.48m (11'5") x 2.77m (9'1")  
Window to rear

Bedroom 3  
2.54m (8'4") x 2.44m (8')  
Window to front

Bathroom  
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear

## Outside

The front garden is enclosed by a low level wall and is laid to gravel with feature shrubs and rose bushes.  
A shared driveway to one side leads to the rear garden where there is an area of hard standing for parking. The garden is laid mainly to lawn with conifer borders, feature trees, brick outbuilding and tap.

## Services

Mains gas, electricity, water and drainage.  
The property has gas fired central heating

Freehold  
Council Tax Band B  
EPC

**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 + VAT (£48) per transaction, 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.

**ellis winters** 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
**Tel:** 01354 694900 **Email:** [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)