

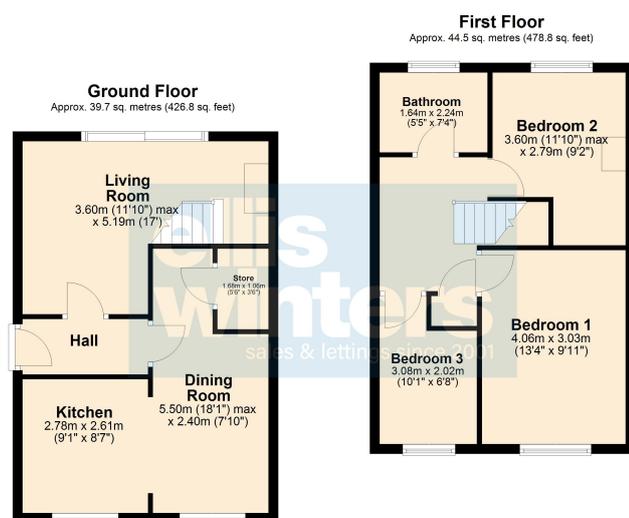
£235,000

Ash Tree Close, Wimblington, Cambridgeshire PE15 0RJ



To arrange a viewing call us now on 01354 694900

Tucked away in a peaceful CUL DE SAC in sought after Wimblington, this beautifully cared for THREE BEDROOM SEMI DETACHED home combines modern living with a warm, welcoming feel. The stylish kitchen flows into an OPEN PLAN dining space, perfect for everyday family life, while the light filled living room enjoys views over the private rear garden. Upstairs, three bedrooms and a contemporary bathroom offer comfortable accommodation. With OFF ROAD PARKING and a thoughtfully maintained garden, this is a home ready to enjoy from day one.



Total area: approx. 84.1 sq. metres (905.6 sq. feet)

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Ground Floor

Kitchen

2.78m (9'1") x 2.61m (8'7")

Fitted with a matching range of wall and base units housing single sink and four ring ceramic hob with extractor over, integrated dishwasher and washing machine, 1 ½ sink and drainer, window to front

Dining Room

5.50m (18'1") max x 2.40m (7'10")

Open plan to kitchen, window to front, walk-in store cupboard

Living Room

5.19m (17') x 3.60m (11'10") max

Feature fireplace housing electric fire, patio doors leading out to the garden, stairs rising to first floor



First Floor

Bedroom 1

4.06m (13'4") x 3.03m (9'11")

Fitted wardrobes and over bed storage units, window to front

Bedroom 2

3.60m (11'10") max x 2.79m (9'2")

Window to rear



Bedroom 3

3.08m (10'1") x 2.02m (6'8")

Window to front

Bathroom

2.24m (7'4") x 1.64m (5'5")

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



Outside

The front garden is open plan providing off road parking and has an area of lawn and feature trees. To the rear, there is a good size patio with the balance laid to lawn.

There are two storage sheds.



Services

Mains electricity, water and drainage. The property has electric heating

EPC E

Council Tax

Tenure Freehold

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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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