

£230,000

Addison Road, Wimblington, Cambridgeshire PE15 0QT



To arrange a viewing call us now on 01354 694900

Set within a SOUGHT AFTER LOCATION and would make an ideal first time or investment buy.

The accommodation comprises living room, kitchen/dining room, cloakroom, three bedrooms and family bathroom.

There is ample on road parking in the vicinity of the property plus a small courtyard garden to the rear.

Energy rating C.



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GROUND FLOOR

Front entrance door to:

ENTRANCE HALL

Part glazed entrance door, radiator, stairs to first floor landing.

LOUNGE

4.23m (13'11") x 3.52m (11'7") max.
Double glazed sash window to front, radiator.

CLOAKROOM

Double glazed window to rear, fitted with a two piece suite comprising wash hand basin, low-level WC, extractor fan, radiator.

KITCHEN/BREAKFAST ROOM

5.16m (16'11") x 2.91m (9'7")
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, built-in eye level fan assisted double oven, four ring gas hob with chimney extractor hood over, double glazed window to rear, radiator, ceramic tiled floor, coving, recessed spotlights, double glazed French doors to garden, under stair storage cupboard.

UTILITY ROOM

1.53m (5') x 1.47m (4'10")
Fitted
Matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, radiator, ceramic tiled floor, extractor fan.

FIRST FLOOR LANDING

Coving to ceiling, recessed spotlights, cupboard housing gas combination boiler.

BEDROOM 1

3.51m (11'6") x 2.66m (8'9") Double
Double glazed sash window to front, radiator, coving, recessed spotlights, built in storage cupboard.

BEDROOM 2

2.91m (9'7") x 2.53m (8'4") Double
Double glazed window to rear, radiator, coving, recessed spotlights.

BEDROOM 3

3.52m (11'7") x 2.18m (7'2") Double
Double glazed window to rear, radiator, coving, recessed spotlights.

BATHROOM

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, extractor fan, shaver light, ceramic tiled floor, coving, recessed spotlights.

OUTSIDE

There is a small garden which is paved behind a boundary wall, to the rear there is a small private patio garden.

DIRECTIONS

On entering Wimblington, from the A141, on March Road, continue towards the village centre and take the 2nd turning on the left into Addison Road and the property can be found on the left hand side.

TENURE

Freehold

Fenland District Council Tax band B

Energy rating C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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