



Opportunity Awaits  
Wimblington | Cambridgeshire

EH  
EXQUISITE HOME

# Opportunity Awaits

## The Next Chapter

A fantastic opportunity to acquire an individual extended detached home in need of complete modernization and refurbishment. Situated in a quiet location on the fringe of the village the property offers scope for further extensions subject to relevant planning consents.

Offered for sale with no chain the property comprises: Entrance hall with staircase to the first floor, fitted kitchen diner with a range of base and eye level storage units, eye level fitted double oven, sink and drainer unit, and window to the rear over looking the garden. Door to the enclosed rear lobby and further door to the utility room with base units and sink and drainer, access to cloakroom with low level flush WC and wash hand basin. From the reception hall, direct access into the dining room with double doors to garden and walk through to the sitting room with brick fireplace and dual aspect windows to the front and side. On the first floor there are three good size bedrooms, with the master bedroom over looking the rear and with double wardrobes. The bathroom comprises a four piece coloured suite.

## An Envable Location

There is ample parking to the side which gives easy access to the large double garage 21 x 22ft which could be used as a home office subject to relevant planning and regulations.

## TRAIN STATIONS

March 2.9 miles  
 Manea 4.0 miles  
 Ely 12 miles

## PRIMARY SCHOOLS

Thomas Eaton Primary Academy 1.8 miles  
 Lionel Walden Primary School 1.9 miles  
 Cavalry Primary School 2.2 miles

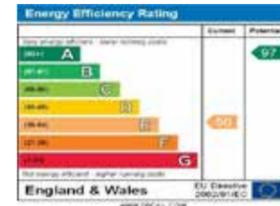
## SECONDARY SCHOOLS

Neale Wade Academy 1.3 miles  
 Abbey College, Ramsey 2.8 miles

\*Distances are approximate and are intended to be a guide only.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, floor openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Exquisite Homes © 2020



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