

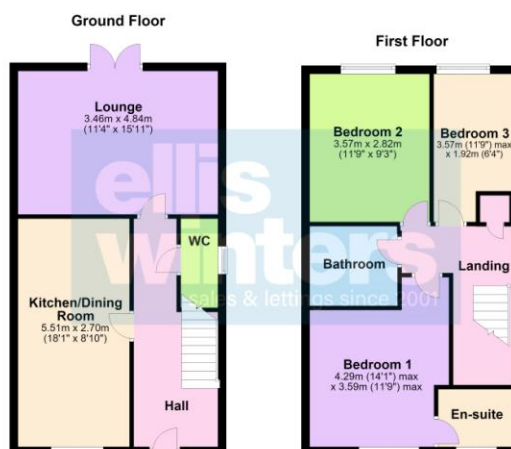
£260,000

59 Lily Avenue, Wimblington, PE15 0WS



To arrange a viewing call us now on 01354 701000

Located in a very popular village and boasting remaining NHBC certificate this fabulous home is ideal for a first time buyer and benefits from a good size kitchen/diner with integral oven, hob, dishwasher and washing machine, lounge with double doors to the garden, ground floor cloakroom, three bedrooms with ensuite to master and family bathroom. Outside there is parking for two and a pretty rear garden. EPC B



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Ground Floor

Hall

Radiator, stairs to first floor and landing, storage cupboard.

WC

Fitted with a two piece suite comprising wash hand basin and WC, window to side, heated towel rail.



Kitchen/Dining Room

5.51m (18'1") x 2.70m (8'10")

Fitted with wall and base units with integral oven, hob, hood, dishwasher and washing machine, one and half bowl sink unit with mixer tap, gas fired boiler, window to front, radiator.

Lounge

4.84m (15'11") x 3.46m (11'4")

Radiator, double doors to garden.



First Floor & Landing

Window to side, airing cupboard.

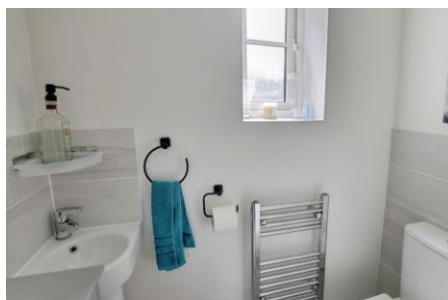
Bedroom 1

4.29m (14'1") max x 3.59m (11'9") max

Window to front, radiator.

En-suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to front, heated towel rail.



Bedroom 2

3.57m (11'9") x 2.82m (9'3")

Window to rear, radiator.

Bedroom 3

3.57m (11'9") max x 1.92m (6'4")

Window to rear, radiator.

Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, heated towel rail.



Outside

To the front of the property there is parking for two vehicles, whilst at the rear the garden has been landscaped with patio and lawn with flower borders and 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 £66.67 plus VAT per transaction (£80 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 also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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