

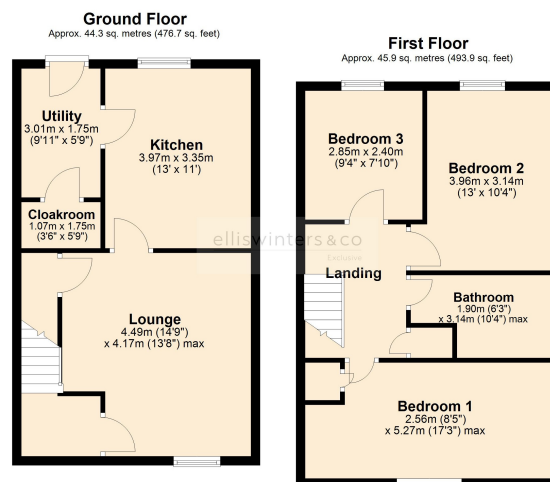
£220,000

Ogden Gardens, Wisbech, Cambridgeshire PE13 3FE



To arrange a viewing call us now on 01354 694900

Ellis Winters are delighted to present this contemporary THREE-BEDROOM SEMI-DETACHED home, ideally situated on a desirable corner plot within the Fenland town of Wisbech. Built in 2018, the property remains in excellent condition and benefits from an LABC warranty valid until 2028. Offered for sale with the flexibility of VACANT POSSESSION or with existing tenants in situ, this home is an attractive opportunity for both homeowners and investors. The current tenants are paying £850 PCM, with potential for rental income growth. Early viewing is highly recommended to fully appreciate this well-presented and modern home.



Total area: approx. 90.2 sq. metres (970.6 sq. feet)

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Entrance Hall:

Door to front, Stairs to the first floor, radiator, door to lounge

Lounge:

4.49m (14'9") x 4.17m (13'8") max
Double glazed window to front and side, radiator, understairs storage cupboard, and door to kitchen

Kitchen:

3.97m (13') x 3.35m (11')
Double glazed window to rear, range of wall and base units with worktops over, built in electric hob and oven, space for fridge freezer and plumbing for washing machine and radiator

Utility Room:

3.01m (9'11") x 1.75m (5'9")
partly double-glazed door to rear garden, radiator, Ideal boiler tucked away in a cupboard, Worktop with cupboards under and partly tiled.

Cloakroom

1.75m (5'9") x 1.07m (3'6")
Low level W.C, hand basin and radiator

First Floor landing:

Radiator, built in storage cupboard, doors to:

Bedroom 1:

5.27m (17'3") max x 2.56m (8'5") plus 0.83m (2'9") x 0.83m (2'9")
Double glazed window to front, radiator and over stairs storage cupboard

Bedroom 2:

3.96m (13') x 3.14m (10'4") plus 0.83m (2'9") x 0.83m (2'9")
Double glazed window to rear, and radiator

Bedroom 3:

2.85m (9'4") x 2.40m (7'10") plus 0.70m (2'4") x 0.70m (2'4")
Double glazed window to rear, and radiator

Bathroom:

3.14m (10'4") max x 1.90m (6'3")
Obscured double glazed window to side, low level WC, panelled bath with shower over, pedestal wash hand basin and heated towel rail

Outside:

To the front is an allocated parking space

To the rear is a good sized garden with brick wall to one side and fencing to the other side

Tenure Freehold

Council Tax Band B

EPC B

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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