



Ramnoth Road, Wisbech

Price: Freehold £325,000 offers in excess of

- Three Reception Rooms
- Ensuite To Master Bedroom
- 15ft Lounge
- Walking Distance To Town Centre
- Walking Distance To Schools
- Off Road Parking

EPC Rating: Awaited



Entrance Hall

Composite door to front, UPVC sash window to side, stairs to first floor, under stairs cupboard, radiator

Lounge 4.74m x 4.06m (15'6" x 13'3")

UPVC windows to side, UPVC French door to rear, electric fire, window seat, radiator

Games Room 4.56m max x 3.96m (14'9" x 12'9")

UPVC bay window to front, feature fireplace with tiled surround and mantel piece, radiator

Dining Room 3.78m max x 3.34m max

Window to sides, storage cupboard housing boiler, radiator

Kitchen 3.79m x 3.11m (12'4" x 10'2")

UPVC window to rear and side, range of wall and base units, 1 ¼ sink and drainer, two fitted ovens, gas hob, integrated dishwasher, breakfast, tiled floor

Ground Floor WC

Window to side, WC, wash hand basin

First Floor Landing

Sash window to side, window to side, radiator

Master Bedroom 4.06m max x 3.68m max (13' 4" max x 12' 1" max)

UPVC window to rear and side, radiator, door to ensuite

En-Suite

Window to side, shower, WC, wash hand basin, tiled walls, radiator

Bedroom Two 4.64m x 4.10m (15'2" x 13'4")

UPVC window to front side and rear, radiator

Bedroom Three 3.94m x 3.71m (12' 11" x 12' 2")

UPVC window to front, radiator

Bedroom Four 2.42m x 2.06m max (7'9" x 6'7")

Window to side

Bathroom

UPVC window to front, p shaped bath with shower attachment, wash hand basin, radiator, part tiled walls and floor

WC

Window to side, WC

Front Garden

Low level wall, gravel off road parking driveway

Rear Garden

Paved patio area with steps down to lawn area, plum slate area giving additional seating space, various plants trees and shrubs, brick built workshop, timber shed, cold water tap, side access, additional parking to rear



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC204737 - 0002



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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