



Orchard Way, Wisbech St. Mary Wisbech

**£240,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Beautifully Presented Family Home
- Solar Panels
- Garage and Off-Road Parking
- Located in a Sought-After Location
- Situated Close to Local Amenities

## Entrance hall -

Composite front door, hard flooring, access into WC, lounge and kitchen diner. Two storage cupboards, stairs to first floor

## Downstairs WC -

Hard flooring, window to front, low rise WC and vanity hand wash basin

## Lounge - 5.26m x 3.48m (17' 3" x 11' 5")

Hard flooring, window to front, open into dining area

## Kitchen/Diner - 2.79m x 5.92m (9' 2" x 19' 5")

Hard flooring, window and patio doors to rear, a range of base and wall units in a modern shaker style, integrated oven with induction hob, overhead extractor fan, fridge/freezer, dishwasher



and stainless-steel sink

Bedroom One - 3.58m x 3.07m (11' 9" x 10' 1")  
Carpet flooring, window to front, door into ensuite

Ensuite -  
Hard flooring, tiled walls, walk in shower, low rise  
WC and vanity hand wash basin

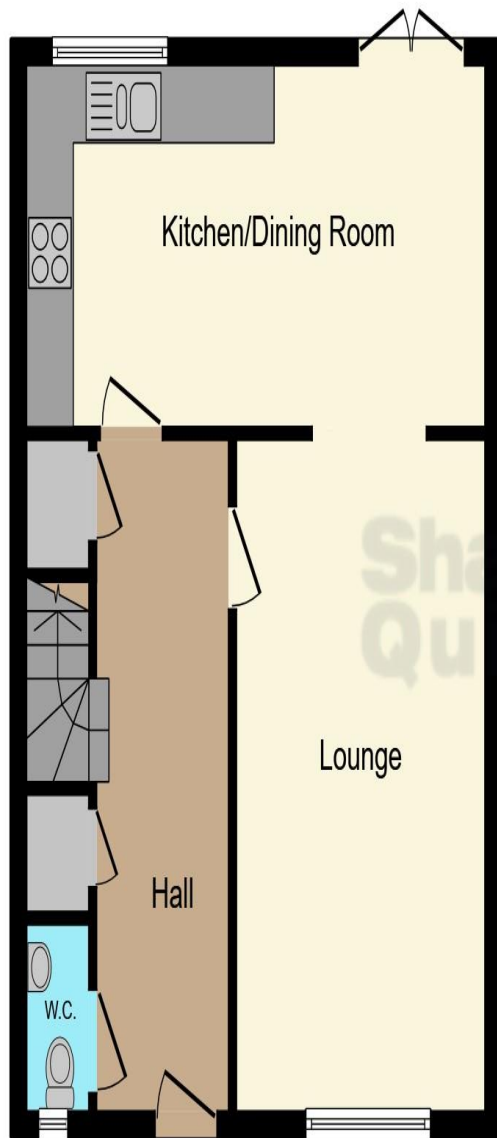
Bedroom Two - 2.95m x 3.94m (9' 8" x 12' 11")  
Carpet flooring, window to rear

Bedroom Three - 2.84m x 2.79m (9' 4" x 9' 2")  
Carpet flooring, window to rear

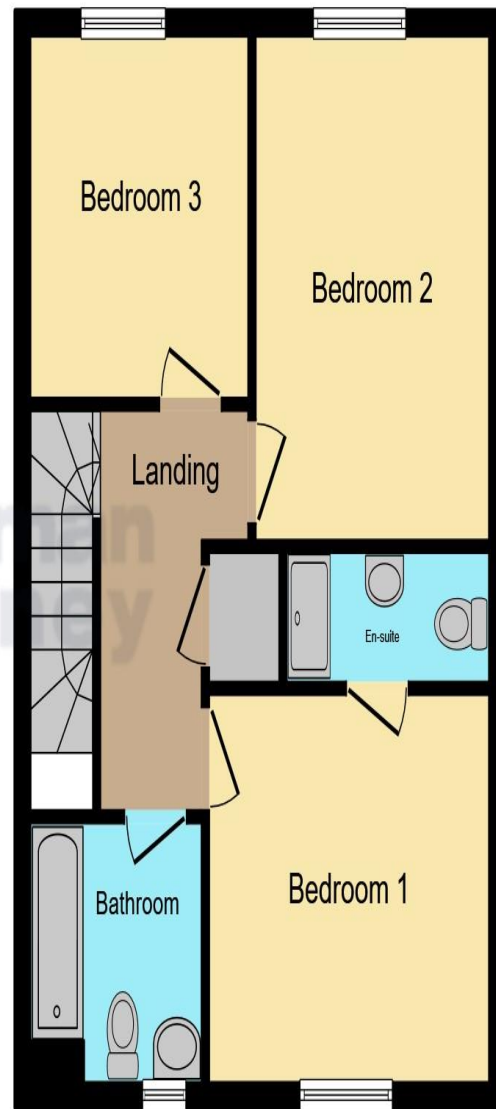
Main Bathroom -  
Hard flooring, tiled walls, window to front,  
panelled bath with overhead shower, low rise WC  
and pedestal sink

Outside -  
The front of the property is gravelled for low  
maintenance with a pathway leading to the front  
door. The rear garden is mostly laid to lawn with  
a patio and pathway leading to the rear gate  
giving access to the single garage and off-road  
parking.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 [march@sharmanquinney.co.uk](mailto:march@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: MRC206858 - 0006

