



## Innisfree Welney Road, Welney Wisbech

**Price: Freehold £375,000**

- No Onward Chain
- 20ft Lounge
- Three Double Bedrooms
- Bathroom And Separate Shower Room
- 0.37 Acre Plot (STMS)
- Off Road Parking

EPC Rating: D



## Entrance Hall

Lounge 6.30m x 4.83m (20'6" x 15'8")

Kitchen 4.42m x 3.22m (14'5" x 10'5")

Utility Room 2.98m x 2.57m (9'7" x 8'4")

Bathroom 3.06m x 2.34m (10'0" x 7'6") (L-shaped)

Shower Room 1.76m x 1.74m (5'7" x 5'7")

Bedroom One 3.80m to wardrobe front x 3.33m (12'4" x 10'9")

Bedroom Two 4.00m x 3.12m to wardrobe front (13'1" x 10'2")

Bedroom Three 4.14m x 3.01m (13'3" x 9'8") (L-shaped)

## Front Garden

Concrete driveway for multiple vehicles, generous lawn area, various trees and shrubs, side access to the rear garden

## Rear Garden

Paved patio with the remainder of the garden laid to lawn, various trees and shrubs



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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