



Mowbray Close, Wisbech St. Mary, Wisbech, Cambs, PE13 4SX

Popular Village - Ideally Situated Cul-De-Sac Location - Detached House - 3 Double Bedrooms - Kitchen & Utility - Lounge/Diner - Family Bathroom & Ground Floor WC - Garage & Driveway - Front & Rear Gardens - Call To View - (01354) 696700

£270,000



Ground Floor

Entrance Hall

Entrance door, stairs to first floor, under-stairs storage cupboard and vinyl flooring.

Lounge/Dining Room

6.70m (22') x 3.54m (11'7") max
Double glazed window to front, fireplace, electric radiator and double glazed sliding doors to enclosed rear garden.

Kitchen

3.26m (10'8") x 2.62m (8'7")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, tiled splashbacks, space for fridge, electric for cooker with extractor over, double glazed window to rear, electric radiator and vinyl flooring, door to:

Utility Room

2.50m (8'2") x 1.83m (6')
Fitted with a base and eye level units with worktop space over, composite sink with tiled

splashbacks, plumbing for washing machine, space for tumble dryer, vinyl flooring and double glazed window to rear, door to:

Garage

With up and over door.

WC

Double glazed window to front, fitted with two piece suite comprising, wash hand basin and WC, tiled splashbacks and heated towel rail.

First Floor

Landing

Stairs to ground floor, double glazed window to side, airing cupboard and doors to:-

Bedroom 1

3.87m (12'8") x 3.57m (11'9")
Double glazed window to rear, electric radiator, door to:

Bedroom 2

3.58m (11'9") x 2.73m (8'11")
Double glazed window to front, electric radiator, door to:

Bedroom 3

3.27m (10'9") x 2.68m (8'10")
Double glazed window to rear, electric radiator, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, vinyl flooring and double glazed window to front.

Outside

There is a gravelled drive to the front with a lawned garden and pathway leading to the front entrance door. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area trees and shrubs.

EPC Rating: E



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.