



Murrow Bank, Murrow, Wisbech, Cambs, PE13 4HD

Village Location - 0.6 acre STMS Plot - Detached House - 3 Bedrooms - Kitchen & Walk-in Pantry - Lounge & Dining Room - First Floor Bathroom & Ground Floor WC - Front & Rear Gardens - Driveway With Ample Parking - Call To View (01354) 696700

£325,000



Ground Floor
Entrance Hall
 Entrance door, radiator, stairs to first floor and, door to:

Living Room
 6.38m (20'11") x 3.63m (11'11")
 Double glazed bay window to front, double glazed window to rear, two radiators and working open fire fireplace.

Dining Room
 3.96m (13') x 3.20m (10'6")
 Double glazed window to front, fireplace, storage cupboard and radiator.

Kitchen
 3.05m (10') x 2.48m (8'1")
 Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double draining board and tiled splashbacks, plumbing for washing machine, space for fridge and tumble dryer, electric for cooker, double glazed window to side vinyl flooring and radiator.

Walk-in Pantry
 2.30m (7'7") x 1.47m (4'10")
 Fitted with a matching range of base and eye level units with worktop space over and vinyl flooring.

WC
 Window to rear, fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashbacks and low-level WC and radiator.

First Floor
Landing
 Double glazed window to front, radiator, stairs to ground floor and doors to:

Bedroom 1
 3.64m (11'11") x 3.62m (11'11")
 Double glazed window to front and radiator.

Bedroom 2
 3.71m (12'2") x 2.44m (8')
 Double glazed window to front and radiator.

Bedroom 3
 3.65m (12') x 2.51m (8'3")
 Double glazed window to side and radiator.

Bathroom
 Fitted with three piece suite comprising panelled bath with separate shower over and folding glass screen, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, airing cupboard, radiator and part carpet/part vinyl flooring.

Outside
 The property sits on 0.6 acres of land (STMS) with land to the rear with mature trees and accessed via a gate. The front garden is laid to lawn with trees and shrubs and a pathway leading to the front entrance door. A driveway to the side is laid to gravel with ample parking for several vehicles while the rear garden is mostly laid to lawn with patio area, two timber sheds, greenhouse, store/boiler room and raised beds.

EPC Rating: TBC



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.

Call to arrange a viewing **01354 696700**

TPayne & Co
 SALES & LETTINGS

