

£175,000

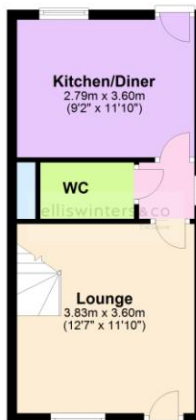
3 St. Andrews Close, Outwell, Wisbech, PE14 8TR



To arrange a viewing call us now on 01354 701000

This modern semi detached house is offered with no chain and would make a perfect first time purchase! Located in the popular village of Outwell the property also boasts a good size kitchen/diner, downstairs cloakroom, two bedrooms, modern bathroom and off road parking! EPC C

**Ground Floor**  
Approx. 28.8 sq. metres (308.3 sq. feet)



**First Floor**  
Approx. 28.2 sq. metres (303.0 sq. feet)



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## Ground Floor

### Lounge

3.83m (12'7") x 3.60m (11'10")

Window to front, radiator, stairs to first floor, door to:

### Inner Hall

Window to side, tiled flooring door to:

### WC

Fitted with WC and wash hand basin with tiled splashbacks and storage available behind.



### Kitchen/Diner

3.60m (11'10") x 2.79m (9'2")

Fitted with wall and base units incorporating an inset stainless steel sink and drainer with mixer taps. There is an integrated oven, hob and extractor, plumbing for a washing machine, space for a fridge/freezer, tiled splashbacks, tiled flooring. Wall mounted gas boiler system, radiator, tiled flooring and a radiator.



## First Floor

### Bedroom 1

3.84m (12'7") x 3.60m (11'10")

Two windows to front and a radiator.

### Landing

Radiator and loft access.



### Bedroom 2

3.88m (12'9") x 1.77m (5'10") max

Window to rear and radiator.

### Bathroom

Fitted with a modern suite comprising of a WC, hand basin with vanity unit, panelled bath with shower mixer tap. Fully tiled walls, fully tiled flooring, radiator, heated towel rail and window to the rear.



## Outside

To the front of the property there is a lawned garden area. To the side of the property this is a block paved driveway providing plenty of off road parking. There is outside lighting and a side gate to the rear garden. The rear garden has a paved patio area leading from the kitchen exit and then further gardens are laid to lawn. There is outside lighting and an outside tap.

## Freehold

Council tax band A

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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