

£135,000

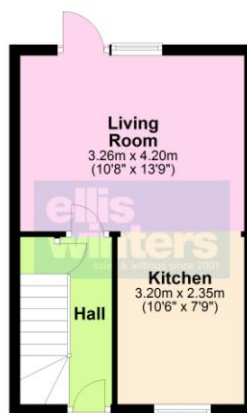
10 Mikanda Close, Wisbech, PE13 2TU



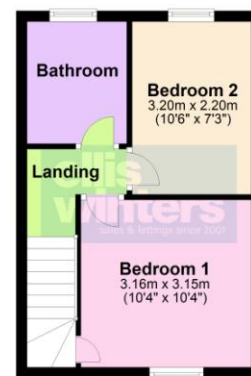
To arrange a viewing call us now on 01354 701000

ATTENTION FIRST TIME BUYERS OR INVESTORS!!!! This home boasts lounge overlooking the rear garden, kitchen, TWO BEDROOMS and a re-fitted bathroom. Outside the garden is laid to patio and lawn with a communal parking area close by. NO CHAIN!! EPC - D

**Ground Floor**  
Approx. 27.2 sq. metres (292.9 sq. feet)



**First Floor**  
Approx. 26.7 sq. metres (287.8 sq. feet)



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## Ground Floor

### Hall

Stairs to first floor and landing, tiled flooring, electric heater.

### Kitchen

3.20m (10'6") x 2.35m (7'9")  
Base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, electric cooker point, tiled flooring, window to front, open plan to:



### Living Room

4.20m (13'9") x 3.26m (10'8")  
Door to rear garden, electric heater, laminate flooring.

## First Floor & Landing

### Bedroom 1

3.16m (10'4") x 3.15m (10'4")  
Window to front, electric heater, airing cupboard housing hotwater tank.



### Bedroom 2

3.20m (10'6") x 2.20m (7'3")  
Window to rear, electric heater.

### Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap shower over, pedestal wash hand basin and low-level WC, ceramic tiling, window to rear, electric heater.



## Outside

The front garden is enclosed by fencing and the rear garden is laid to patio and lawn. There is a communal parking area on a first come first served basis.

## Freehold

Council tax band A



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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.