

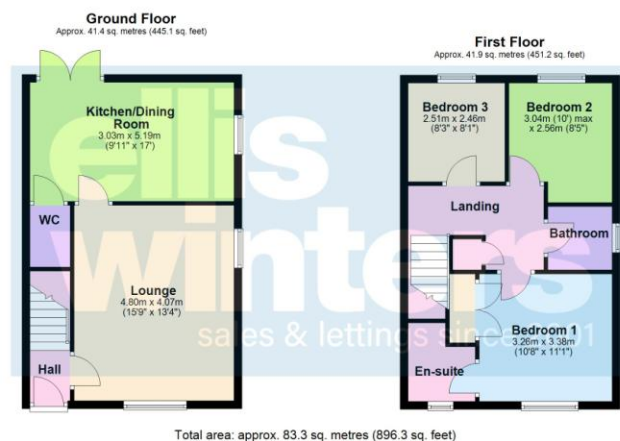
# £220,000

37 Station Avenue, Murrow, Wisbech, PE13 4HE



**To arrange a viewing call us now on 01354 701000**

Located in a village offering easy access to March and Wisbech this semi detached home is offered with no chain and comprises dual aspect lounge, kitchen/diner with oven and hob, ground floor WC, three bedrooms with ensuite to master and family bathroom. Outside there is ample parking plus a sunny south, east facing garden with field views! EPC D



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## Ground Floor

### Hall

Radiator, stairs to first floor and landing.

### Lounge

4.80m (15'9") x 4.07m (13'4")

Window to front and side, radiator.

### Kitchen/Dining Room

5.19m (17') x 3.03m (9'11")

Fitted with wall and base units, integral oven, hob, hood, space for washing machine and dishwasher, oil fired boiler, sink unit with mixer tap, window to side, double doors to rear garden, radiator.

### WC

Fitted with a two piece suite comprising WC and wash hand basin, radiator.

### First Floor & Landing

Cupboard, access to loft with light, radiator.

### Bedroom 1 3.38m (11'1") x 3.26m (10'6")

Window to front, radiator, double door wardrobe.

### En-suite

Fitted with a three piece suite comprising wash hand basin, shower unit and WC, window to front, radiator.

### Bedroom 2

3.04m (10') max x 2.56m (8'5")

Window to rear, radiator.

### Bedroom 3

2.51m (8'3") x 2.46m (8'1")

Window to rear, radiator.

### Bathroom

Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, window to side.

### Outside

To the front of the property there is off road parking whilst at the rear the south east facing garden is laid to patio and lawn with field views.

## Freehold

Council tax band A

It should be noted that the property has oil central heating and is on private drainage.

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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