

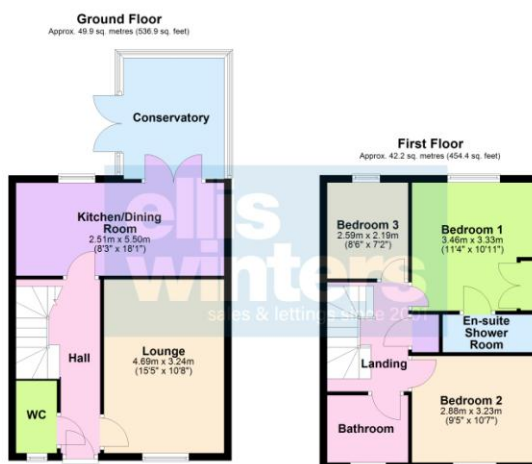
£220,000

12 John Bends Way, Parson Drove, PE13 4PS



To arrange a viewing call us now on 01354 701000

Located in a popular village between March and Wisbech this semi detached home boasts a good size lounge, social kitchen/diner opening to conservatory overlooking the garden, ground floor cloakroom, three bedrooms with ensuite to master and family bathroom. Outside there is off road parking and west facing rear garden laid mainly to lawn. EPC D



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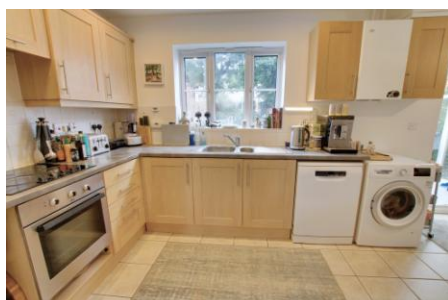


Ground Floor

Hall
Radiator, stairs to first floor and landing.

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

Lounge
4.69m (15'5") x 3.24m (10'8")
Window to front, radiator.



Kitchen/Dining Room
5.50m (18'1") x 2.51m (8'3")
Fitted with wall and base units with integral oven, hob and hood, sink unit with mixer tap, space for washing machine and dishwasher, window to rear, radiator, oil fired boiler, double doors to:

Conservatory
Double doors to garden.



First Floor & Landing
Airing cupboard with hot water tank, access to loft.

Bedroom 1
3.46m (11'4") x 3.33m (10'11")
Window to rear, double cupboard, radiator.

En-suite Shower Room
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, radiator.



Bedroom 2
3.23m (10'7") x 2.88m (9'5")
Window to front, radiator.

Bedroom 3
2.59m (8'6") x 2.19m (7'2")
Window to rear, radiator.



Bathroom
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to front, heated towel rail.

Outside

A driveway to the front of the home provides off road parking for multiple vehicles. The west facing garden is laid mainly to lawn with outside water supply.

Freehold
Council tax band B

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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