

# £170,000

46 Station Drive, Wisbech St. Mary, PE13 4RX



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

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Hall  
Electric heater.

Lounge  
4.43m (14'6") x 3.60m (11'10")  
Window to rear, fireplace.



Kitchen  
3.58m (11'9") x 2.69m (8'10")  
Wall and base units with electric cooker point, sink unit with mixer tap, space for dishwasher, window to front, pantry cupboard, airing cupboard housing hot water tank.

Utility  
Space for washing machine, butler sink, double doors to conservatory.



Lobby  
Door to front, store.

Conservatory  
Brick and glazed construction, double doors to garden.



Bedroom 1  
4.43m (14'6") x 3.06m (10')  
Window to rear.

Bedroom 2  
3.58m (11'9") x 3.06m (10')  
Window to front, electric heater.



Show er Room  
Fitted with a three piece suite comprising shower, wash hand basin and WC, window to front.

Outside  
To the front and side of the property there is parking and carport whilst at the rear the south west facing garden is laid mainly to lawn.

Freehold  
Council tax band A

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.

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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