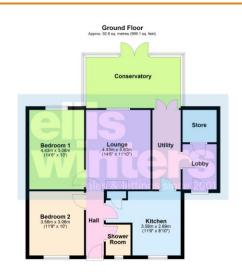
£170,000

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



To arrange a viewing call us now on 01354 701000

Located in the heart of a popular village this great bungalow boasts lounge with fireplace, generous conservatory, kitchen plus utility, two double bedrooms and shower room. Outside there is parking and carport with generous south west facing rear garden. EPC E





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Council tax band A

Buyer ID Checks

Freehold

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 teamwill 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 Elis 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.



tank.

Hall

Lounge

Kitchen

Electric heater.

4.43m (14'6") x 3.60m (11'10")

3.58m (11'9") x 2.69m (8'10")

Window to rear, fireplace.

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

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

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.

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 law n.





Elis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR Tel: 01354 701000 Email: info@ellisw inters.co.uk www.ellisw inters.co.uk



