

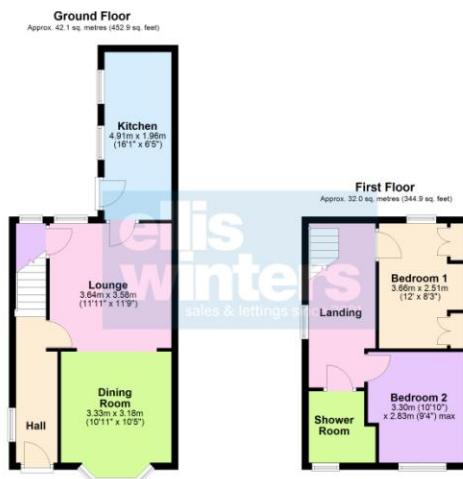
# £190,000

51 Stow Road, Wisbech, PE13 3TH



To arrange a viewing call us now on 01354 701000

Perfect first time purchase! This semi-detached house is very well presented, downstairs boasts a lounge with feature fireplace, dining room with bay window, well fitted kitchen, whilst upstairs offers two double bedrooms and a modern shower room. Externally there is a beautiful south east facing garden, off road parking and a garage/workshop! EPC D



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#### Entrance Hall

Upvc front door, radiator, laminate flooring, window to side and stairs to first floor.

#### Lounge

3.64m (11'3") x 3.58m (11'8")  
Window to rear, feature fireplace with mantle and surround, storage cupboard housing combi boiler system with window to rear.

#### Dining Room

3.33m (10'11") x max into bay 3.94m (12'11")  
Bay window to front, radiator.

#### Kitchen

4.91m (16'1") x 1.96m (6'5")  
Fitted with wall and base units with tiled splashbacks, stainless steel sink with drainer, two windows to side, space for cooker, space for washing machine and fridge/freezer, radiator, breakfast bar area, loft access.

#### Landing

Doors to all rooms, window to side, laminate flooring, loft access.

#### Bedroom 1

3.30m (10'9") x 2.83m (9'3") min  
Window to front, radiator.

#### Bedroom 2

3.65m (11'11") x 2.51m (8'2")  
Window to rear, radiator, fitted storage cupboards to one wall.

#### Shower Room

Fitted with a three piece suite comprising enclosed shower cubicle with shower screen, pedestal wash hand basin and WC, window to rear. There is a heated towel rail, tiled flooring and walls.

#### Outside

The front garden is enclosed and has a gate leading to the front door and then a side gate to the rear garden. The south east facing rear garden has a small decked seating area from the kitchen door and then there is a pathway leading to the garage with several gravelled areas, raised beds and several plants trees and shrubs, there is a garden shed and a greenhouse. At the rear of the garden is the garage/workshop 4.77m x 4.89m which has an up and over door to the rear and courtesy door to the garden.

#### 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.



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