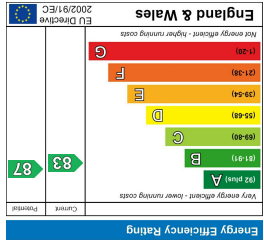


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

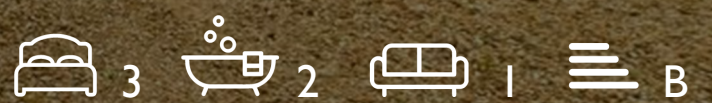


Floor Plan



35 Station Avenue  
Murrow, Wisbech, PE13 4HE

Offers In Excess Of £210,000 - Freehold , Tax Band - A





## 35 Station Avenue

Murrow, Wisbech, PE13 4HE

We are pleased to offer for sale this modern family home, situated in the popular village of Murrow, offering excellent transport links to Peterborough, Wisbech and Kings Lynn via the A47. Locally within walking distance there is a public house and convenience store, whilst there is a GP surgery with pharmacy a short distance away in the next village of Parson Drove.

Internally comprising an entrance hall, living room, modern kitchen/diner, downstairs cloakroom and a garden room with insulated roof. Whilst to the first floor, there are three bedrooms with an en-suite to the master, plus a family shower room with a newly fitted shower, which could easily be changed back to a bathroom if required. Externally there is a gravelled driveway to the front offering off street parking for two or more vehicles, and to the rear a large enclosed garden with open field views. We would also like to note that the property benefits from having leased solar panels which considerably reduce running costs.

### Entrance Hall

6'0" x 4'2"

### Living Room

16'2" x 13'3"

### Kitchen/Diner

9'10" x 16'9"

### WC

5'2" x 3'0"

### Garden Room

9'5" x 9'6"

### Landing

6'10" x 11'8"

### Master Bedroom

8'8" x 11'1"

### En-Suite To Master Bedroom

6'10" x 5'4"

### Bathroom

7'1" x 6'0"

### Bedroom Two

9'10" x 8'4"



### Bedroom Three

8'2" x 8'0"

### EPC - B

83/87

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: Yes - Leased  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Septic Tank  
Heating: Oil Central Heating  
Heating features:  
Broadband: up to 65Mbps  
Mobile: EE - Great

Parking: Driveway, Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

