



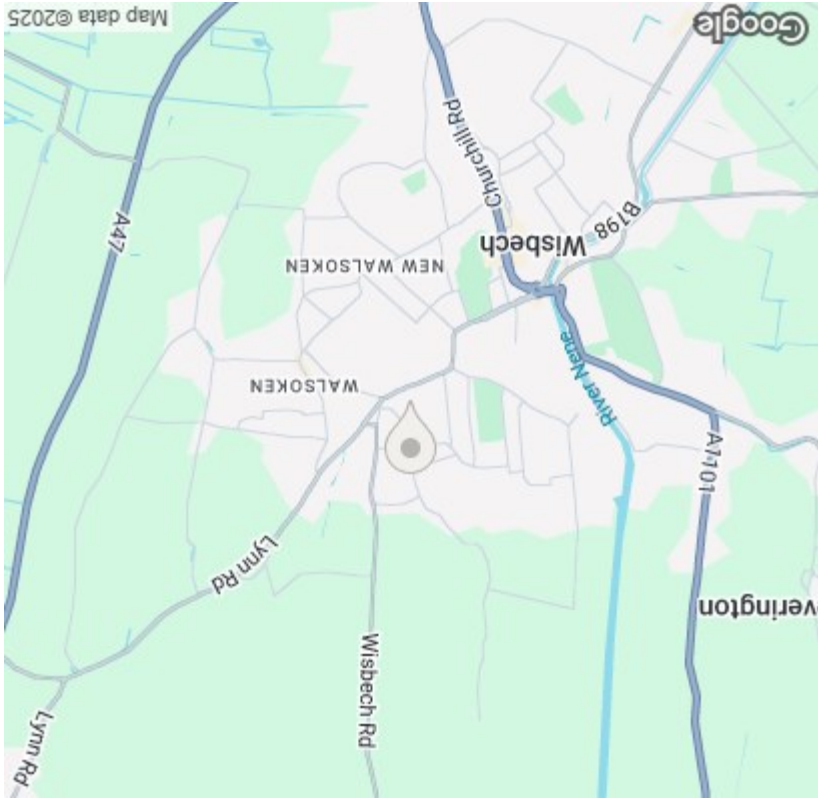
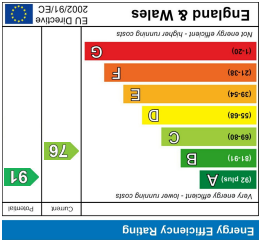
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

Disclaimers 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Kooreman Avenue

Wisbech, PE13 3HY

Nestled on the charming Kooreman Avenue in Wisbech, this mid-terrace house is a splendid opportunity for first-time buyers or savvy investors. Presented in show home condition, the property boasts a modern and inviting atmosphere throughout, enhanced by gas combination heating for your comfort.

Upon entering, you are greeted by a spacious entrance hall that leads to a generous living room, perfect for relaxation or entertaining guests. The property features convenient understairs storage, ensuring that space is maximised. A striking door opens into the contemporary kitchen, which is equipped with a range of modern base and eye-level units. The kitchen includes an induction hob with an extractor, plumbing for a washing machine, and a slimline dishwasher; along with ample space for a fridge freezer. Adjacent to the kitchen is a separate dining area, where French doors invite you to the enclosed rear garden, creating a seamless flow between indoor and outdoor living. Carpeted stairs lead to a spacious landing, which provides access to two well-proportioned bedrooms. The master bedroom is particularly noteworthy, featuring fitted mirrored wardrobes that add a touch of elegance and practicality. The modern bathroom is fitted with a three-piece suite, including a rain head shower attachment and a chrome heated towel rail, ensuring a luxurious experience. Outside, the property offers an enclosed rear garden with a patio area, ideal for enjoying the fresh air. To the front and side, you will find a driveway and a single garage, providing ample parking and storage options. This delightful home is not to be missed. Call today to arrange a viewing and discover the potential this property holds.

Entrance Hall  
5'10" x 3'8"

Living Room  
11'3" x 13'5"

Kitchen Diner  
14'6" x 7'10"

Landing  
6'4" x 4'9"

Master Bedroom  
10'9" x 9'5"

Bathroom  
6'2" x 6'4"

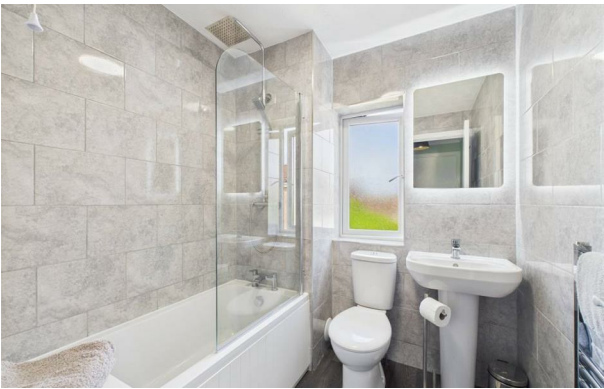
Bedroom Two  
7'11" x 11'7"

EPC - C  
76/91

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No



Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Single Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 10000Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

